

AWARD NO. 1065.

Village:

NANGLOI SAYYADAN.

Nature of acquisition:

Permanent.

The Chief Commissioner, Delhi was pleased to issue notification No.F.15(25)/60-L.S.G. dated the 22nd February, 1960 under section 4 of the Land Acquisition Act, 1894, for the acquisition of 4 bighas 10 biswas or .94 acres of land comprising field number 96 part Southern side for a public purpose, namely providing of house-sites for Harijans in the rural areas of Delhi at Nangloi Sayyadan. Subsequently, he was pleased to issue notification of the even number dated the 14th July, 1960, under section 6 of the said Act in respect of the same area for the same purpose.

MEASUREMENT:

By actual measurement at the spot, the area as given in the notifications under sections 4 and 6 of the Act has been found to be correct. It is of Chahi kind. Satisfaction about the measurement has been made by the land acquisition field staff.

COMPENSATION:

Only one of the persons interested filed a written claim on the 8th August, 1960, whereby he demanded Rs.3,000.00 per bigha for the land, saying that it was quite near to the village abadi and he was the only person entitled to its compensation. An opportunity was given to the persons interested to be heard, but they did not avail themselves of it.

The Naib-Tehsildar, Land Acquisition vide his report dated the 23rd September, 1960 proposed a rate of Rs.600.00 per bigha for the land under acquisition, with whom the Departmental Officer vide his representation of the even date agreed and described the rate proposed by the Naib-Tehsildar as reasonable.

I inspected the spot on the 29th January, 1960 with the Harijan Welfare Officer and Shri Amin Lal, the then Naib-Tehsildar, Land Acquisition. The land under acquisition is situated adjoining the village abadi of Nangloi Sayyadan, towards its North. The plot is of regular shape and well situated. This is Gora Deh and ~~the~~ a valuable piece of land. No sale transaction within a period of five years preceding the date of the notification under section 4 is available in this village. The prices prevalent in ~~the~~ ^{neighbourhood}

-ing villages have therefore to be resorted to. Jawalaheri is situated adjoining this village, where the following transactions took place within a period of 5 years preceding the relevant date

Sl.No. Mutation No. Date of Regn. Location. Rate per bigha

1.	336	15.11.1957	The piece of land involved in the transactions is situated away from the land under acquisition.	Rs.306.00
2.	343	24.12.1957	This piece of land is situated near the drain, but away from the land under acquisition. It is of Rosli kind.	Rs.400.00
3.	340	27.3.1958	This piece of land is situated far away from the land under acquisition and is of Rosli kind.	Rs.600.00
4.	342	26.6.59.	This piece of land of mixed kinds is sitated towards the South West of the village abadi of Jawalaheri towards Nangloi Sayyadan.	Rs.288.18

All the above mentioned transactions took place on behalf of the muslim owners. The piece of land involved in the last one is situated in an advantageous position, but its rate is the lowest of all. It appears to have taken place under some such circumstances that the rate indicated by it is much below the normal. The average of all these transactions comes to Rs.367.33 nP. per bigha. The land involved is ^{in Rosli} Rosli, unirrigated. Village Jawalaheri is situated towards the East of village Nangloi Sayyadan. The former is nearer the city and the pucca road, while the latter is comparatively away from the City and is situated more in the interior. The market-value of Jawalaheri, is, therefore to be applied cautiously to this case. The situation of the land under acquisition is good and it is suitable for building purposes. Besides being useful for agricultural purposes, it can profitably be used for abadi purposes. The rate of Rosli land of Rs.367.33 per bigha of Jawalaheri should in this case be raised on the following grounds:-

- (i) The land in question is irrigated. The rate of Chahi in ~~the~~ Bar Circle is 2 times the Barani land as given in the Land Reforms Rules. By this method, the value of Chahi comes to Rs. 551.00 on the basis of the rates of Jawalaheri. 734.66 nP.

contd...3.

- (ii) It is situated adjoining the abadi towards its North on which side is the opening of the village because its being situated towards the pucca road.

The annual rental of Rs.3.87 nP. is not a safe-guide in this case. The proposals of the Naib-Tehsildar, Land Acquisition and the Departmental Officer appear to be reasonable. Keeping in view the claims of the persons interested, the material available on the file and my own observation of the spot, I consider a rate of Rs.600.00 per bigha as fair and reasonable and award accordingly.

There was one tree, which has since been cut down. There is no well or structure in the land under acquisition. Because of its situation just adjoining the abadi no case of severance is made out.

15% towards solatium will be added for compulsory nature of acquisition.

Possession has not been taken, therefore, the question of interest does not arise.

APPORTIONMENT:

According to the Bhumidhari rights declared in this village the land in question is shown as belonging to the Custodian of Evacuee properties. But there is a note in the Roznamcha at No.4 dated the 28th July, 1959 that the property in question was permanently allotted to Sarvashri Kanwal Singh, Kabul Singh, Keh Singh sons and Smt. Rajow/o of Hari Singh in equal shares.....1 Ranbir Singh s/o Risaldar Maya Ram....1/2. Shri Ranbir Singh alone has filed his claim saying that by mutual arrangement of the family members this land has been allotted to him in their private partition. This has not been confirmed either by the entries in the revenue records or by other persons interested. This being a disputed case, it shall have to be referred to the District Judge for verification and payment to the rightful owners.


The award is summarised as below:-

Description of land.	Area.	Rate per bigha.	Amount of compensation.
Chahi.	Big-Bis. 4 - 10	Rs.600.00	Rs.2,700.00 ✓
Add 15% towards compulsory acquisition cost:			Rs. 405.00
Total:			Rs.3,105.00

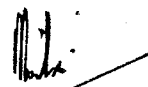
contd....4.

LAND REVENUE DEDUCTION:

A sum of Rs.1.32 nP. will be deducted from the Khalsa Rent Roll of village Nangloi Sayyadan, from the harvest next following the one, in which possession is taken by the department.


(Murari Singh)
Land Acquisition Collector: Delhi.
27.9.1960.

Submitted to the Collector of the District for information.


(Murari Singh)
Land Acquisition Collector: Delhi.
27.9.1960.

*See
Jom 28/9/60*

*Saw Shri Pandhir Singh, Kanwal Singh are
present. Award announced. 17/10/60*

17/10/60

115
(To be published in Part IV of the Delhi Gazette)

DELHI ADMINISTRATION: DELHI.

NOTIFICATION:

Dated the 22 February

No.F.15(25)/60-LSG:- Whereas it appears to the Chief Commissioner, Delhi, that land is likely to be required to be taken by Govt. at the public expense for a public purpose namely for providing House sites for Harijan in rural area Delhi, 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 provision of section 4 of the Land Acquisition Act, 1894, to all whom may concern.

In exercise of the powers conferred by the aforesaid section, the Chief Commissioner is pleased to authorise 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.

Any person, interested, who has any objection to the acquisition of any land in the locality may within 30 days of the publication of the notification file an objection in writing before the Collector of Delhi.

SPECIFICATION:

Village.	Total Area.	Field Nos. or Boundaries.
	Bighas. Biswas.	
.....		
Manjori Sanyal.	4 10	96 Part Southern side.
	or	
	94 acres.	

By order,

M.L. BHARGAVA

(M.L. BHARGAVA)

OFFICER ON SPECIAL DUTY

(FINANCE), DELHI ADMINISTRATION: DELHI

No.F.15(25)/60-LSG

Dated 22 February,

Copy forwarded to the:-

- 1) Recruitment & Services Deptt. (in duplicate) for favorable publication in Part IV of Delhi Gazette.
- 2) Land Acquisition Collector, Delhi with reference to letter No.3178-32/60-L.A.B.(H.V.), dated the 9th February 1960.
- 3) Harijan Welfare Officer, for information.

(M.L. BHARGAVA)

OFFICER ON SPECIAL DUTY

(FINANCE), DELHI ADMINISTRATION: DELHI

بابت زمین خریداری کے لئے ایکٹ کے تحت اعلان کیا گیا ہے۔
مقامی زمینداروں کو مطلع کیا گیا ہے کہ انہیں اپنی زمینیں
29/2/60 تک پیش کر سکتے ہیں۔

200 (4) 22/2
29/2/60 - 15-2-60 N.T.A

175
(TO BE PUBLISHED IN PART IV OF DELHI GAZETTE)

DELHI ADMINISTRATION: DELHI:

NOTIFICATION

No. F. 15 (25)/60-L.S. &c. WHEREAS it appears to the Chief Commissioner of Delhi that land is required for a public purpose, namely for the House Sites for Harijans in rural areas of Delhi; and WHEREAS it is hereby declared that the land described in the schedule below is required for the above purpose:

THIS declaration is made under the provisions of section 6 of the Land Acquisition Act, 1894, and all when it may concern and under the provisions of section 10 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.

Locality or village	Total Area.	Field No. or Boundary.
Hanglei Sayyadan	Big. 4 Dis. 10 or 0.94 Acres	96 Part Southern

By Order,

sd/-

(M.L. BHARGAVA)
OFFICER ON SPECIAL DUTY
DELHI ADMINISTRATION:

Dated the 14 July.

No. F. 15 (25)/60-L.S. &c.

Copy forwarded to the:-
1. Recruitment & Services department (in duplicate) for publication in part IV of Delhi Gazette.

2. Land Acquisition Collector, Delhi, with reference to letter No. F. 20 (6)/60-LAB/Rev/18996, dated the 22nd July.

(M.L. BHARGAVA)
OFFICER ON SPECIAL DUTY
DELHI ADMINISTRATION:

REVENUE UNIT
Diary ... 1709
Date ... 16/7/66

1/19/66

(1) Check up
(2) Issue notices under 549 (2-3) &c.

7/20/66
Bt/1/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1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