

A W A R D NO.

1390

NAME OF VILLAGE:

NANGLOI JAT:

NATURE OF ACQUISITION:

PERMANENT.

In pursuance of notification No.F.15(56)/62- & 17 LSG(1) dated 22.6.62 published U/s 4/ of the Land Acquisition Act, 1894 it was proposed to acquire 25 Bighas 4 Biswas in field Nos. 30/14/1/1, 30/23/1, 30/24/1, 43/3/1, 45/8/1, 45/13/2/1, 45/18/1/1, 45/23/1/1, 45/23/2/1, 52/3/1/1, 52/3/2/1, 52/8/1/1, 52/13/1, 52/17/1/1, 52/17/2/1, 52/24/1/1, 52/24/2/1, 64/4/1, 64/5/1, 64/6/2/1, 64/7/1, 64/15/1/1, 64/15/2/1, 64/15/3/1, 64/15/4/1, 64/16/1/1, 64/16/2/1, 64/16/3/1, 64/25/1/1, 64/25/2/1, 70/1/1, 70/10/1/1, 70/10/2/1, 70/11/1/1, 70/11/2/1, 70/20/1/1, 70/20/2/1, 70/21/1/1, 70/21/2/1, 70/21/3/1, 71/5/1, 71/6/1, 71/15/1, 80/1/1, 80/2/1, 80/9/1, 80/10/1, 80/11/1, 80/12/1, 80/19/1, 80/20/1/1, 80/20/2/1, 80/21/1, 80/22/1/1, 80/22/2/1, 82/1/1, 82/2/1, 82/9/1, 82/10/1, 82/11/1, 82/12/1, 82/20/1, 94/1/1, 93/1, 91/1. The Chief Commissioner was further please to hold that provisions of section 5-A would not apply to this case. This land was further notified U/s 6 of the Land Acquisition Act vide notification No.F15(56)/62-LSG-(11), dated 22.6.62. Notices U/s 9(1), (11), (111) and 10 were issued to all the interested persons on 28.7.62 inviting them to file their claims by 24.8.62. The claims received from the interested persons would be discussed under head 'claims'.

MEASUREMENT & OWNERSHIP:

25 Bighas 4 Biswas was notified for acquisition. On account of ISTAKHRAJ this area came out to be 25 Big. 6 Biswas. There is an increase of 2 Biswas in the total area. Fateh Singh, +Chandan, Dalip, Gopal, Charan Singh, Ram Chander, Ram Rikh, Rasal, Kamla-Lambardar and Rasal land owners filed an application on 17.8.62 taking an exception to the measurement. The land was re-measured in their presence on 28.8.62. The measurement was found to be correct. No other person has objected to the measurement. I, therefore, hold 25 Bighas 6 Biswas as the area under acquisition.

and classification of land is given in the following table

S.No.	Name of the Owner	Field No.	Area	Classification
1.	Hoshier Singh s/o Kallu	80/20/2/1	0-04	Rosli.
		80/21/1	0-07	Rosli
		Total	0-11	
2.	Kehri s/o Khubi, Bihari & Bhima ss/o Raja, Kamla s/o Bhartu in equal shares.	70/21/2/1	0-06	Chahi
3.	Fateh Singh s/o Chanu	80/22/2/1	0-05	Chahi
	...1/2	82/2/1	0-11	"
	Ram Singh s/o Neki	82/9/1	0-11	"
	...1/2	82/12/1	0-14	"
		Total	2-01	
4.	Nawal Singh, Nihal Singh ss/o Mansa Ram in equal shares.	82/11/1	0-07	Chahi
		82/20/1	0-02	Rosli
		Total	0-09	
✓ 5.	Rasal Singh, s/o Gurdayal Singh.	70/10/2/1	0-01	Chaho
		70/11/2/1	0-11	"
		70/20/1/1	0-11	"
		Total	1-03	
6.	Hari Singh, Partap Singh Ram Singh ss/o Kishan in equal shares.	43/3/1	0-07	Chahi
7.	Kanwar Singh, Rasal Singh ss/o Chajju in equal shares.	52/17/1/1	0-03	Chah
		52/24/1/1	0-11	"
		52/24/2/1	0-08	"
		64/5/1	0-09	"
		64/4/1	0-06	Rosli
		Total	1-17	
8.	Dharam Singh s/o Gahga.	80/10/1	0-07	Chahi
		80/11/1	0-07	"
		80/20/1/1	0-04	"
		Total	0-18	
9.	Chandan Singh, Deep Chand ss/o Fateh in equal shares..1/2	64/16/3/1	0-04	Chahi
	Jaswant Singh, Har Math s/o Kanhaya in equal shares..1/2	64/25/1/1	0-07	"
		Total	0-11	
✓ 10.	Sarup Singh, Ram Chand-er, Dalel Singh, Har Kesh, Chander ss/o Ranjit in equal shrs.	52/3/1/1	0-14	Chahi
		52/8/1	0-19	"
		Total	1-13	
11.	Bhoop Singh s/o Tekan	71/5/1	0-07	Chahi
		71/6/1	0-08	"
		Total	0-15	
12.	Dalip Singh s/o Taken	70/1/1	0-11	Chahi
		70/10/1	0-10	"
		Total	01-01	
13.	Garib Ram, Charan Singh ss/o Nihal in equal shares.	80/10/1	0-11	
		80/12/1	0-11	
		80/19/1	0-11	
		80/22/1	0-04	
		Total	1-07	

S.No.'	Name of the Owner	Field No.'	Area'	Classifica- tion.
14.	Kanwal Singh, Kabul Singh, Kehar Singh ss/o Shmt. Rajo wd/o Rasaldar Hari Singh- in equal shares. .....1 share. Randhir Singh s/o Rasaldar Maya Ram. Shmt. Sarti daughter of Rasaldar Maya Ram. in equal shares. .2shrs. Deep Chand son, Shmt. Shame daughter of in equal shares.1 shr.	64/15/4/1	0-06	Chahi
15.	Arjan s/o Hardayal Munshi s/o Sivay in equal shares.	30/24/1	0-15	Chahi
16.	Ganga Ram s/o Latri: Rasal Singh s/o Bhagwan in equal shares....3 shrs. Bhartu, Maray, ss/o Total in equal shares. ....2 shares.	52/13/1 52/17/2/1 Total	0-19 0-18 1-14	Chahi "
17.	Jamadar Jag Ram, RamKaran Dharam Dass ss/o Jhanda in equal shares...1/12 Garib Ram s/o Chuta..1/12 Piare s/o Roop Chand..1/12 Jaswant Singh s/o Bhim Singh...1/12 Siri Chand s/o Bihar..1/12 Ram Singh s/o Bhai Ram ...1/12 Munshi s/o Nihala..1/16 Shib Lal, Sheo Pardhad ss/o Phool Chand in equal shares...1/8 Parma Nand s/o Deep Chand ...1/16 Sita Ram s/o Pirthi..1/4	45/23/1/1	0-11	Chahi
18.	Hari Singh s/o Parsa.	45/18/1/1 45/23/2/1 52/3/2/1 Total	0-04 0-07 0-03 0-14	Rosli Chahi Rosli
19.	Nawal Singh s/o Kallu ...1/2 Het Ram, Jhantar ss/o Mohan in equal shares ...1/2	30/14/1/1	0-04	Chahi
20.	Puran s/o Nihala..1/4 Kirpa, Deega ss/o Shankar in equal shares ....1/2 Kanwar Singh s/o Khushali ....1/4 Charanji Lal, Ram Chand ss/o Rati Ram in equal shares...1/6	45/8/1	0-11	Chahi

S.No.	Name of the Owner	Field No.	Area	Classification
21	Shmt. Gogri and Shmt. Jiwni daughters of Bhuru in equal shares ...1/6 Bihari s/o Ram Parshad...1/6 Maha Singh, Bisham Singh, Hoshier Singh ss/o Ram Karan in equal shares...1/6 Thande s/o Mehar Singh ...1/3	30/23/1	0-07	Chahi
22.	Parmeshwari Dass, Ram Saran, Moti, Mangal Badlu in equal shares.	71/15/1 ss/o 70/11/1/1 Total	0-01 0-07 0-08	Rosli Rosli
23.	Nathu s/o Bhuru, Piare s/o Kanhaya in equal shares.	70/21/1/1 80/1/1 Total	0-08 0-07 0-15	Rosli "
24.	Kesiri s/o Juni, Bihari Bhima ss/o Raja, Kamla s/o Bharta in equal shares.	80/2/1	0-11	Chahi
25	Kanhaya s/o Sukh Lal Siri Gopal s/o Ram Baksh in equal shares.	82/1/1 82/10/1 Total	0-07 0-07 0-14	Chahi "
26.	Parmeshwari Dass, Ram Saran, Moti, Mangal ss/o Badlu in equal shares.	70/20/2/1	0-07	Rosli
27.	Shmt. Chumania wd/o Badlu:	45/13/2/1	0-14	Rosli
28.	Ganpat s/o Shambhu:	64/6/2/1 64/15/2/1 64/15/3/1 Total	0-11 0-03 0-03 0-17	Chahi " "
29.	Partap, Munshi ss/o Bihari in equal shrs. ....4 shrs. Din Dayal....1/2 Mohan Lal....1/6 Chote Lal....1/3 ss/o Roop Chand. ....4 shares. Ram Rikh, Amin Lal ss/o Shambhu in equal shares...3 shares. Bhola s/o Hukmi...4 shrs.	64/7/1 64/16/2/1 Total	0-07 0-04 0-11	Chahi "
30.	Keshri s/o Juni. Bihari, Bhima ss/o Raja, Kamla s/o Bharta all in equal shares.	70/21/3/1	0-05	Chahi
31.	Ram Singh, Kanwal Singh, Dharam Singh Om Parkash ss/o Kabul in equal shares.	64/16/1/1 64/25/2/1 Total	0-11 0-11 1-04	Rosli Chahi
32.	Partap Munshi ss/o Bihari in equal shrs. ....1/4 Din Dayal, Mohan Lal			

S.No.	Name of the Owner	Field No.	Area	Classification
	Chote Lal s/o Roop Chand in equal shrs. ....1/4	64/15/1/1	0-07	Chahi
	Ram Rikh, Amin Lal s/o Shambhu in equal shares..1/4			
	Bhola s/o Hukmi ..1/4			

33. GAON SABHA:	91/1	Less than one Biswa.
	93/1	0-01 Gm.Khal
	94/1/1	0-02 Gm.Road.
	Total	0-03

GRAND TOTAL: 25-06

### CLAIMS & EVIDENCE:

1. Permashwari Dass, Ramsaran Dass, Moti Ram, Mangal Sain filed a joint claim through Shri Ramsaran Dass regarding field Nos. 71/10/1, 70/11/1/1, 70/20/2/1 claiming Rs 10.00 per Sq.Yd. as fair market value for their land. They did not produce any evidence in support of their claim which is excessive.
2. RAM Chander s/o Ranjit Singh, Kamla-Lambardar, Kanwar Singh, Dharam Singh, Hoshiar Singh, Bhoop Singh, Chandan Siri Gopal, Nawal Singh, Deeg Ram, Bhola, Nihal, Bharat Singh Dalip Singh, Fateh Singh, Charan Singh, Kamal Singh filed a joint claim regarding their land which has come under the drain stating that the land in their village was being sold at the rate of Rs 4000.00 per Bigha. In support of their claim they have produced a copy of registered deed No. 3290 dated 29.9.61 by which 2 Bighas in field Nos. 4/1, 9/2 and 13 situated in village Nangloi was sold for Rs 6000.00. This land is situated on Rohtak Road which commands more potential value than the land under present acquisition. Only a small strip ~~about~~ 42 feet. wide has been acquired which is situated at a great distance from this land. The claim is excessive.
3. Rasal s/o Gopal filed his claim regarding Khasra Nos. 70/10/2/1, 70/11/2/1, 70/2/1/1 claiming Rs 10000.00 per Bigha as fair market value for their land. In evidence they also relied upon the registered deed discussed at item No. 2 above. The claim is excessive.

MARKET VALUE.

This land was notified on 22.6.62. The following table gives the information regarding the sales entered into the previous five years:-

S.No.'	Year'	Area'	Consideration ' money.	Average per Bigha.
1.	1957-58	41-12	Rs 17250.00	Rs 414.66.
2.	1958-59	0-09	Rs 1350.00	Rs 3000.00
3.	1960-59	23-02	Rs 39060.00	Rs 1690.91NP
4.	1960-61	37-13	Rs 52575.00	Rs 1396.41NP
5.	1961-62	4-15	Rs 10375.00	Rs 2184.21NP
TOTAL:		107-11	Rs 120660.00	Rs 1121.43NP

It would be seen that average per Bigha comes to Rs 1121.43NP. In the year 1961-62 that is the year of notification only two transaction were entered which are given below:-

S.No.'	Mutation' No.	Date of execution.	' Area'	Consideration ' money.	Average per Bigha.
1.	1225	21.10.61	4-10	Rs 9000.00	Rs 2000.00
2.	1221	12.7.61	0-05	Rs 1375.00	Rs 5500.00
Total			4-15	Rs 10375.00	Rs 2184.21NP

The average per Bigha of these two cases comes to Rs 2184.21NP.

On two previous occasions land in this village had been acquired. The following statement contains information regarding these two Awards:-

S.No. '	Award No.'	Date of notification.	' Rate awarded per Bigha.
1.	1321	13.11.59	Nehri, Chahi & Rosli: Rs 1000.00 Banj. Kadim: Rs 750.00 Garmunkin: Rs 400.00
2.	1143	7.11.60	Rs 750.00

The land under present acquisition consists of the following three classifications:-

Chahi: Rs 21 Bighas 2 Biswas.  
Rosli: 4 Bighas 1 Biswa.  
Garmunkin: 3 Biswas only.

The average price per Bigha for the last five years in this village comes to Rs 1121.43NP. Average per Bigha for the year previous to the year of notification is Rs 2184.21NP. In this transaction, 5 Biswas of land was

sold for Rs 1375 which meant that Rs 5500.00 per Bigha were paid. Most probably this small piece was purchased for Abadi purposes. Otherwise, it appears to be a bogus sale. In the other transaction, 4 Bighas 10 Biswas were sold for Rs 9000.00. Average per Bigha in that case comes to Rs 2000.00. It is an established fact that true consideration money is never mentioned in the registered deeds due to fear of presumption. No doubt, there has been an appreciation in the value of land around Delhi in the recent years which is shown in the marked difference in the average of price in the last five years and the previous year. The true market value, therefore, would be some where in between these two prices. I, therefore, award Rs 1600.00 for Chahi and Rs 1300.00 for Rosli. Three Biswas of garmukhi have been acquired which is ignorable. It would, therefore, be counted along with Rosli. 15% of this value would be paid as solatium for compulsory acquisition.

OTHER COMPENSATION:

No other compensation is liable to be paid.

INTEREST:

The possession of this land was taken by the department on 22.6.62. Interest at the rate of six per cent per annum would be paid from that date.

APPORTIONMENT.

The internal shares of Keshri s/o Khubi, Bihari and Bhima s/o Raja, Kamla s/o Bhartu, owners of field Nos. 70/21/2/1, 70/21/3/1 are not clearly recorded. Payment of compensation would be made on receipt of further proof regarding their shares.

2. Field No. 82/10/1 is recorded in the Bhumidari of Kanhaya s/o Sukh Lal, Gopal s/o Ram Baksh. But in the Khasra Girdwari this field is shown in the possession of Rattan s/o Ram Jas. Compensation would be paid in the presence of both the parties.

THE AWARD IS SUMMARISED AS UNDER.

Compensation for 21 Big. 2 Bis. of Chahi land @ Rs 1600.00 per Bigha.	Rs 33760.00
Compensation for 4 Big. 4 Bis. of Rosli & Gair-munkin land @ Rs 1300.00 per Bigha.	Rs 5460.00
15% as solatium for compulsory acquisition.	Rs 5883.00
Interest from 22.6.62 to 28.9.62.	<u>Rs 732.92</u>
TOTAL:	Rs 45835.92

This land is assessed to Rs 8.01 as land  
revenue. As the land is acquired by Government, this amount  
will be deducted from the Khalsa rent rollof village Nangloi  
Jat from *Khurif* 1962.

*21/9*  
(Sampuran Singh)  
Land Acquisition Collector,  
Delhi.

*Forward to the Collector for information  
L. filing.*

*Seen. Filed*  
*[Signature]*

26.9.62

( To be published in part IV of Delhi Gazette)

DELHI ADMINISTRATION DELHI

NOTIFICATION

Dated the \_\_\_\_ J \_\_\_\_  
N o. F. 15(23)/62 130 (1) whereas it appears to the Chief  
r, Delhi that land is likely to be required to be taken  
at the public expense for a public purpose, namely for  
ing of Nangloi Drain, it is hereby notified to be require  
above purpose.

This notification is made under the provis  
Section 4 of the Land Acquisition Act, 1894, to all whom  
concern.

In exercise of the powers conferred by the act  
the Chief Commissioner is pleased to authorise the offi  
tine being engaged in the undertaking with their servan  
workmen to enter upon and survey any land in the localit  
all other acts required or permitted by that section.

The Chief Commissioner being of the the op  
provisions of sub-section (1) of section 17 of the said  
applicable to this land, is further pleased under sub-  
of the said section, to direct that the provisions of  
shall not apply.

Village or Locality	Total Area.	Field No.
1	2	3
Nangloi Jat.	Big BIS 25-4	30/14/1/1, 30/23/1 45/3/1, 45/8/1, 45/ 45/23/1/1 45/23/2/1 52/ 52/8/1 52/13/1, 52/17/ 52/24/1/1 53/24/2/1 64/4/ 64/6/2/1, 64/7/1, 64/15/1/ 64/15/3/1, 64/15/4/1, 64/ 2/1, 64/16/3/1, 64/25/1/1, 70/10/1/1 70/10/2/1, 70/11/ 70/20/1/1, 70/20/2/1, 70/2/ 70/21/3/1, 71/5/1, 71/6/1, 80/2/1, 80/19/1, 80/20/1/1, 80/21/1, 80/22/1/1, 80/22/ 82/2/1, 82/9/1, 82/10/1, 82/ 82/20/1, 84/1, 84/1, 81/1, 80/11/1, 80/12/1.

P.T.O.