

Award No.

1612

Name of the village.....Nangloi Jat.

Nature of Acquisition,,,,,,,,,,,,,Permanent.

Scheme.....Planned Development of Delhi.

In pursuance of Delhi Administration Notification No.F.15(245)/60-L&H dated 24th October, 1961 made under section 4 of the Land Acquisition Act of 1894, 16000 acres of land in various villages was notified to be needed for a public purpose for Planned Development of Delhi.

The land measuring 222 Bighas 7 Biswas in village Nangloi Jat which is the subject matter of this award was included in the aforesaid Notification. Objections were received U/s 5 (A) of the said Act and the same were submitted with a report for the decision of the appropriate Government. The appropriate Government after considering the report made U/s 5(A) Sub section (2) being satisfied that the land in question was needed for a public purpose issued a declaration to that effect vide Notification No.F.1(17)/62-L&H dated 5th November, 1962 under section 6 of the said Act. By the aforesaid Notification land measuring 222 Bighas 7 Biswas, the details of which shall be shown under the head "Measurement & Ownership" in village Nangloi Jat was notified for acquisition. Notice U/s 9 (1) of the Land Acquisition Act was given due publicity inviting claims from all interested persons. Notice U/s 9(3) and 10(1) of the Land Acquisition Act were served upon the known interested persons. The claims for compensation received in compliance with the notices shall be discussed in this award under a separate heading "Compensation Claims".

Measurement & Ownership.

The area under acquisition in the Notification under section 6 of the Act is 222 Bighas 7 Biswas.

contd.

- 2 -  
 actual area on measurement by the Field Staff was found 220 Bighas  
 16 Biswas as explained in the above table given below and as  
 reported by the Naib Tehsildar in his Chief Data. No interested  
 person has filed any objection with regard to the measurement.

No. Killa	Area taken at the time of the pre- paration of draft Notification U/s 6.	Correct Area.		Difference.	
				Increase	Decrease.
	3	4	5		
	Big. Bis.	Big. Bis.	Big. Bis.	Bis. Bis.	
	1 - 3	2 - 10	1 - 7	-Nil-	
2/1	0 - 15	0 - 16	0 - 1	-Nil-	1 - 13
4/2	1 - 13	See note given below.	-Nil-		
		As above.	-Nil-		1 - 6
5/2	1 - 6	3 - 6	1 - 8		2 - 19
Total:	4 - 17				

Note:- The N.T. in his chief data has reported that in the  
 Notification under section 6, the area measuring 1 Bigha  
 13 Biswas in Rect.No.32, Killa No.14/2 had been included,  
 but the Khasra No.in question had not been included in  
 the said Notification, hence the above decrease.

Note:- Vide Notification No.1(17)/62-L&H dated 27.8.63, it was  
 notified that in the Chief Commissioner's Notification  
 No.F.1(17)/62-L&H dated the 5th November, 1962, under  
 section 6 of the Land Acquisition Act, 1894, published  
 at page 509 (Part IV) of the Delhi Gazette, dated the  
 15th November, 1962 for the figures 32/15/2 read 32/15/1  
 against village Mangloi Jat.

The award proceedings in respect of Rect.No.32, Killa No..  
 5/1 shall be taken separately as the award in respect of the other  
 and under acquisition shall be delayed.

This award shall therefore be in respect of 220 Bighas 16  
 Biswas of land as shown below:-

Area Notified U/s 6 = 222 Big.7 Bis., plus increase (1 Big.  
 3 Bis.) = 223 Big. 15 Bis. minus decrease (2 Big.19 Bis.) =  
 220 Bighas 16 Biswas.

The details of Khasra nos., ownership area and classification  
 of soil is given as under:-

Name of the owner.	Khasra No.		Area Big.Bis.	Classification of land.
	Rect.No.	Killa No.		
	3	4	5	
ai Ram s/o Ram Sahai	14	12	2 - 0	Chahi.
	14	13	1 - 4	Chahi
	14	18	4 - 16	Chahi
	14	19	4 - 16	Chahi
	14	22	4 - 16	Chahi
	14	23	4 - 16	Chahi
Total:			22 - 8	

Name of the owner.	Khasra No.		Area	Classification
	Rect.No.	Killa No.	Big.Bis.	of land.
2	3		4	5
r Singh,	14	- 16	4 - 7	Chahi
l Singh,	14	- 17	5 - 4	Chahi
o Singh s/o	14	- 24	4 - 16	Chahi
ham, in equal	14	- 25	4 - 16	Chahi
	31	- 4	4 - 16	Chahi .....4-12
	31	- 7/2	2 - 8	G.M.Well 0-4
	Total:		26 - 7	Chahi 26-3
				G.M.Well 0-4
l Singh s/o	15	- 21	5 - 11	Chahi
l.	31	- 5	4 - 16	Chahi
	31	- 6	4 - 16	Chahi
	31	- 7/1	2 - 8	Chahi
	31	- 15/3	2 - 12	Chahi
	31	- 14	3 - 4	Chahi
	Total:		23 - 7	Chahi 23-7.
an Singh s/o	31	- 15/1	0 - 6	G.M.Well.
ap Singh, .... 1/2	Total:		0 - 6	G.M.Well 0-6.
l Singh s/o				
l. .... 1/2				
n Singh s/o	30	- 1	4 - 16	Chahi
p Singh.	30	- 2	4 - 4	Chahi
	30	- 9/2	2 - 8	Chahi
	30	- 10	4 - 16	Chahi
	30	- 11	3 - 18	Chahi
	31	- 15/2	0 - 14	Chahi
	Total:		20 - 16	Chahi 20-16
ir Singh s/o	13	- 16/3	1 - 4	Chahi
Ram.	13	- 17/1	1 - 12	Chahi
	13	- 23	3 - 3	Chahi
	13	- 24	4 - 16	Chahi 4 - 1
	13	- 25	4 - 16	G.M.Well 0 -
	14	- 21	4 - 16	Chahi
	32	- 4	4 - 16	Chahi
	32	- 5	4 - 16	Chahi

2	3	4	5
	32 - 6	4 - 16	Chahi
		<u>Total: 34 - 15</u>	Chahi 34 - 11 G.M.Well 0 - 4
Singh rao Singh (share) er Singh rdev Singh (share).	32 - 3	5 - 12	Rosli
		<u>Total: 5 - 12</u>	Rosli.
Note: The above Khasra no. is hypotheticated to Government vide mutation No.1130 for Rs.1500/-.			
Munshi, ss/o Gulab al shares 1/2.	14 - 11/2	1 - 12	Rosli
	14 - 20/2	1 - 4	Rosli
m s/o ...1/2.	14 - 20/1	<u>3 - 12</u> <u>6 - 8</u>	"
s/o Kallu 2 share.	30 - 7/2/1	0 - 16	Chahi
am, Jhantar ohan in shares...1/2.	30 - 8/1	0 - 3	G.M.Well.
	30 - 8/3	3 - 3	Chahi.
	30 - 9/1	2 - 8	Chahi.
	30 - 12	4 - 8	Chahi.
	30 - 13	<u>4 - 16</u>	Chahi
	<u>Total: 15 - 14</u>		Chahi 15 - 11 G.M.Well 0 - 3
ingh, Singh, gh ss/o in equal	32 - 9/1	1 - 12	Rosli
	<u>Total: 1 - 12</u>		Rosli
Singh	31 - 1	4 - 16	Rosli.
Singh	31 - 2	4 - 16	Rosli.
mi in shares 3.	31 - 8.	4 - 16	Rosli 3 - 16 G.M.Garna 1 - 0
	31 - 9	4 - 16	Rosli.
gh,	31 - 10	4 - 16	Rosli.
/o in ares	31 - 11	2 - 16	Rosli.
	31 - 12	2 - 16	Rosli.
/o ...1/3.	31 - 3	4 - 16	Rosli.
	<u>Total: 34 - 8</u>		Rosli 34 - 8 G.M.Garna 1

Note:-In Killa No.8 Rect.No.31, G.M. Garna was found in area of 1 Big. on spot

2	3	4	5
Mr. Mohan s/o	32 - 7	4 - 16	Chahi
Kishan Dass	32 - 8	4 - 16	Chahi.
	32 - 13/1	1 - 14	Chahi
		<u>11 - 6</u>	Chahi
			Big.Bis. 11 - 6
Mr. Ram, Jage	13 - 14	2 - 10	Rosli
s/o Anil Lal	13 - 15	3 - 12	Rosli
equal shares.	13 - 16/1	0 - 16	Rosli
	13 - 17/3	<u>0 - 14</u>	Rosli ✓
	Total:	<u>7 - 12</u>	Rosli
			7 - 12 ✓
Mr. Parshad s/o	13 - 16/2	2 - 16	Rosli
in Singh.			
	Total:	<u>2 - 16</u>	Rosli
			2 - 16
Mr. Singh s/o	13 - 17/2	3 - 1	Rosli
Datt.			
	Total:	<u>3 - 1</u>	Rosli
			3 - 1
Mr. Sabha.	14 - 11/1	1 - 6	Rosli.
	31 - 13	2 - 16	Rosli
	30 - 6/1/2	<u>0 - 6</u>	G.M.Garha 1 - 16
		<u>4 - 8</u>	G.M.Garha 1 - 0
			G.M.Pond 0 - 6
			Rosli 3 - 2
			G.M.Garha 1 - 0
			G.M.Pond 0 - 6

Note:- In Killa No.12 of Rect.No.31 was found G.M. Garha in an area of 1 Bigha on spot inspection.

The U.T. in his chief data has reported that there is no well of Sh. Hardev Singh s/o Umrac Singh from which Killa No.3 of Rect.No.32 could be irrigated. This Killa no. has been shown as Chahi in Rabi 1961, and in Rabi 1959. The aforesaid Killa no. may have been irrigated by some well belonging to some other person. As such the classification of the above Killa for purposes ~~that~~ of determining ~~of~~ compensation is held to be Rosli.

The total classification of the soil under acquisition is summarised as below:-

	Big.Bis.
Chahi land.....	153 - 18
Rosli land.....	63 - 11
Chairmurkin land.....	3 - 7
Including G.M.Chah, G.M.Johar and G.M. Garha.	<u>220 - 16</u>

G.M.  
G.M.

contd.....

# Compensation Claims.

In compliance of the Notices issued U/s 9 & 10 of the Land Acquisition Act, 1894, the following interested persons have filed the claims enumerated below:-

Note:- The table prepared below gives the full particulars of the claimants, their compensation claim, proof led etc:-

<u>Name of the claimant.</u>	<u>Khasra No. reg. which claim filed.</u>	<u>Date of filing the claim.</u>	<u>Compensation claimed with grounds.</u>	<u>Documentary proof or any other proof led by claimants</u>	<u>Any other claim.</u>
2	3	4	5	6	7
	<u>Rect.No.</u>	<u>Killa No.</u>			
Bir Singh, Ram him- on be- Shiban la, Bahu o Lachman, gh s/o	31 31 31 31 31	1 2 8 9 10 12 3	30-1-63	Has claimed compensation @ Rs.5000/- per Bigha as the land is situated on Rohtak Road, near Petrol Pump.	Have produced the copy of Regd. Sale Deed No.3652 dated 26-12-57 vide which Sh. Balbir Singh, s/o Ratti Ram and Hardev Singh s/o Umrao Singh sold 1 Bigha 10 Biswas, of land in V. Nangloi Jat to Smt. Sant Kumari d/o Bhagat Rattan & w/o Bharat Bhushan for Rs.6750/-.
Bir Singh, h, Daryao o Ghansham	Have not mentioned Khasra nos. but have claimed compensation with regard to their land under acquisition.		18.1.63	Have claimed compensation at the rate of Rs.10/- per Sq. yard as this land is situated on Rohtak Road, Delhi.	1. Copy of They regd. Sale have Deed (PI) claimed Rs.5000/- Dt. 26.12.57 for a vide which well. Balbir Singh s/o Ratti Ram and Hardev Singh s/o Umrao Singh, sold 1 Big. 10 Bis. of land in Rect. No.32, Killa No.15 in V. Nangloi Jat to Smt. Sant Kumari d/o L. Bhagat Rattan and w/o Bharat Bhushan for Rs.6750/-.

2. Copy of Sale Deed

No.4330 Dt.

28.11.62 vide  
which Sh. Biraha  
Nand s/o Nathan  
Sat. Kishna Devi  
etc. sold 1 Big.  
and 2 Bis. of  
land comprised  
in square No.32  
Killa No.17/1  
situated in V.  
Nangloi Jat  
to Sh. Behari Lal  
s/o Sh. Loku Ram  
for Rs.4000/-.

3. Copy of Regd.  
Sale Deed (P3)  
No.2064 dated  
8.6.61 vide  
which Sh. Mir  
Singh s/o Kuryia  
sold Ghar with  
enclosures  
measuring 5 Bis.  
out of Rectangle  
No.32 Killa No.  
20/2 in village  
Nangloi Jat to  
Sh. Bharat Singh  
and Zile Singh  
ss/o Shri Phool  
Singh for Rs 1375/-

Singh  
an Singh  
ap Singh.

Have not  
stated Kha-  
sra nos. but  
Risal Singh  
has given  
claim in  
regard to  
23 Bighas  
18 Biswas of  
land, which  
Sh. Sultan  
Singh has  
given claim  
in regard to  
20 Bighas and  
16 Biswas of  
land for a  
well and one  
Kikar tree and  
6 Biswas of  
land.

18.1.63 Have claimed 1. Copy of Regd.  
compensation Sale Deed No.2414  
of land at Dt.12.7.61 vide  
Rs.15,000/- which Sh. Mir  
per Bighas as Singh s/o Kuria  
the land is sold 5 Biswas  
situated on of land from  
Rohtak Road. Killa nos.21/1 &  
10/1 in V.  
Nangloi Jat for  
Rs.1375/- to Sh.  
Jai Narain and  
Zile Singh ss/o  
Ranjit Singh.

2. Copy of Regd.  
Sale Deed No.  
2448 dated  
13.7.63 vide  
which Sh. Harnam  
s/o Johri sold  
504 sq.yards of  
land i.e.10 Bis.  
out of Rect.  
No.42 Killa No.20  
to Shri  
Bhoop Singh s/o  
Harbans Ram  
for Rs.2000/-

3. Copy of  
Deed No.25  
dated  
vide  
Bali  
s/o

2	3	4	5	6	7
				s/o Unrao Singh sold 1 Bigha 10 Biswas of land out of Rect.No.32, Killa No.15 in village Nangloi jat to Smt.Sant Kumari d/o Bhagat Rattan w/o Bharat Bhushan for Rs. 6750/-.	Have claimed Rs.5000 for a well and Rs.200 for a Kharra here
i Ram s/o am Sahi.	Has not mentioned any Khasra nos.	18.1.63	Has claimed compensation @ Rs.15/-per sq.yard.	-Nil-	Has claimed Rs.5000/- for a well.
ga Parshad, an Singh, Ram s/o Anihunshi Ram lab Singh, s/o Gulab - Pirthi s/o Hardat.	Have not mentioned any Khasra in their claim.	18.1.63	Have claimed adequate compensation.	-	-
dev Singh Rao Singh 2/3. ar Singh eday Singh 1/3.	32 - 3 (5 Bis. 12 Bis.)	18.1.63.	Have claimed compensation @ Rs.5000/- per Bigha as the land is near Hospital, Rest House, Police Station, Bus Stand and Higher Secondary School etc.	-	-
gh, tion.	13 - 16/3 23 24 25 14 - 21 32 - 4 5 6	18.1.63.	Has claimed compensation @ Rs.5000/- per Bigha as the land is situated on Rohtak Road, near Bus Stand, Rest House, Police Station etc.	In his claim Sh.Balbir Singh stated that the had sold Khasra No.32/15/1 measuring 1 Big.10 Bis. for Rs.6750/- to Smt.Sant Kumari w/o Bharat Bhushan and that Mutation No.1171 has been sanctioned on 11.7.61 of the said land.	-
gh, on gloi	32 - 7 32 - 8 32 - 13/1 32 - 13/2 32 - 13/2 32 - 14 32 - 14/2	18.1.63	Has claimed compensation @ Rs.5000/- per Bigha.	The claimant in his claim has stated that an area of 14 Bighas and 13 Biswas was notified under clause C of sub section II of section I of the Delhi Reforms Act.	-



2 3 4 5 6 7

& Sub Clause  
3 of Clause  
C of Rule I  
of Delhi Land  
Reforms Rules  
by the Chief  
Commissioner  
by his Notifi-  
cation No.37/LRO/59  
dated 12.8.59  
as held and occu-  
pied for a public  
purpose. It has  
been further  
stated in the  
claim that the  
said land was  
attached to a  
Piao and Mandir,  
therefore the  
revenue amounting to  
Rs.8/2/6 per annum  
has also assigned  
by Mufai file No.41  
dated 30.11.1909  
till the maintenance  
of the said Piao.  
The claimants has  
further stated that  
after the consti-  
tution of Gaon Sabha  
the Piao is under  
the management of  
the Gaon Sabha who  
is the real in-  
terested person.  
It has been further  
claimed that  
compensation be not  
paid to recorded  
owners who had  
long ago donated the  
land for chari-  
table and religious  
purposes

Kishore 31 6 18.1.63 Has not claimed  
an Lal 15 any particular  
compensation  
but has stated  
in his claim  
that his land  
should be re-  
leased as a  
Factory would  
be installed  
there.

A copy of  
the Regd. sale  
deed No.2 which  
has been men-  
tioned by the  
claimant as No.  
2425 dated  
19.8.60 vide  
Wich Shri  
Risal Singh  
s/o Gopal Singh  
sold 2 Bighas  
10 Biswas out  
of Khasra No.  
31/6, 31/15 to  
Sh.Nand Kishore  
s/o Mithan  
to Sh.Lal Cha  
s/o Nand Kishore  
for Rs.

	2	3	4	5	
Singh, 32 gh, ss /o n.	9/1	18.1.68	Have claimed compensation at the rate of Rs.10000/- per Bigha.	-	They have stated that a house stands in Khasra No. 32/9.
ar Singh 31 Sardar n	7/1 14	18.1.68 3.2.68.	Has not claimed any specific compensation but has stated that he has purchased 5 Bighas 12 Bis. of land comprised in Kh.No.31/7/1, 31/14 from Risal Singh s/o Gopal vide Register-ed Sale Deed No.1204 dated 23.4.60 for Rs.11,000/-.	-	Has claimed compensation of 5 Big. 12 Biswas of land comprised in Kh. No.31/7/1, 31/14, of land from Sh.Risal Singh s/o Gopal vide Regd.Sale Deed No.1204 dated 26.4.60 for Rs.11000/-
Singh Jheotar n.		Have not men- 18.1 tioned Kha- 68. ra No.5 but have referred in the claim to - their. Chahi land measuring about 15 Big. 13 Biswas.	Have claimed com- pensation of the land at Rs.3000/- per Bigha as the land is situa- ted on Rohtak Road.		Have claimed Rs.3000/-for a well.
na Mal m n. al and Shankar	32 " "	13/1 7 8	10.3.68Have claimed compensation at the rate of Rs.10/- per sq.yard as the land is situated on Rohtak Road.	-	It has been stated in the claim that the land stands mutated in the name of Sh.Radhe Mohan s/o Late Sh.Ram Kishan Dass & that Sh.Radhe Mohan died on 7th Jan. 1937, and that the said land belonged to joint Hindu family known as Rai Channa Mal Salig Ram. It has been also stated in the claim that the property of the joint Hindu Family was part dated

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per award which was registered on 26.10.1949. It has been further stated in the claim that the said land etc. sought to be acquired have been kept as trust properties and that Sh. Ram Parshad and Shri Rajinder Mohan are the trustees of the said trust known as Channa Mal Salig Ram Chandni Chow, and that the compensation be paid to the trust.

In addition to the above, Shri Dalel Singh s/o Ghansham appeared on behalf of himself, Ranbir Singh and Daryao Singh stated that the market value of the land under acquisition was Rs.10/- per sq.yard at the time of the issue of the Notification U/s 4 of the Land Acquisition Act. He produced sale deeds Ex.P.1, Ex.P.2 & Ex.P.3 and stated that the land comprised in sale deeds was quite close to the land under acquisition. He also stated that the land under acquisition was situated on Rohtak Delhi Road and is surrounded by Punjabi Colony, Petrol Pump and Railway Station and that a mill had been installed there, on account of which the market value of the land as well as the potential value of the same for building site has considerably increased. He claimed Rs.5,000/- as compensation for the well in the land.

Shri Lal Chand s/o Nand Kishore stated that he had filed his claim on 18.1.63 and that he had purchased the land to set up a factory for which he had obtained a license and as such the land should not be acquired. He stated that he had a factory of Pipes in Azad Market.

and on account of lack of accommodation therein, he wanted to set up a factory in village Nangloi Jat for which sanction of power was awaited.

I have gone through the various sale deeds<sup>and</sup> proof led in the case. The copies of the sale deeds No.2064, 2414 and 2448, go to show that small areas of land less than 10 Biswas were sold in the shape of plots, and hence the prices shown in these sale deeds do not furnish the correct basis for determining market value in the case, because in such sale deeds prices are generally overstated by vendees in collusion with vendors with a desire and plan either to defeat pre-emption claims or for fetching more prices by way of resales. Prices are also quoted more in the sale deeds involving small plots of land, because some of the land has to be left out by vendors for giving facilities of lanes etc. to vendees.

As such the prices at which these small plots were sold cannot be taken into account as criterion for determining the compensation of land under acquisition which is quite large area. For every dozen purchasers who would be willing to buy a small plot, one might hardly find a single purchaser for such a large area of undeveloped land like the land under acquisition. Shri Ranbir Singh etc. produced a copy of registered sale deed No.4330 vide which land measuring 1 Bigha and 2 Biswas was sold for Rs.4000/- on 16.11.62. This sale deed took place about a year after, the date of Notification U/s ~~400~~ 78<sup>2</sup> of the Land Acquisition Act, and hence there must have been an appreciable rise in the market value of the land.

I, therefore, do not place reliance in this sale deed.

Shri Raghbir Singh claimants etc. at S.No.1 and Shri Ranbir Singh claimant at S.No.2 have also produced copies of registered sale deeds No.3652 vide which 1 Bigha & 10 Biswas of land in village Nangloi Jat

sold for Rs.6750/-. This sale deed was registered on 26.12.57. The N.T. has reported that a Petrol Pump has been installed in Rect.No.32, Killa No.15/2. This may be the reason that the <sup>deed</sup> ~~venue~~ purchased the land on such an exorbitant rate. In this sale deeds as well as like other sale deeds, consideration money must have overstated, and as such this sale deed cannot be made the basis for determining the market value of the land under acquisition.

From the foregoing reasons, the sale deeds produced by the various claimants are quite deceptive for determining the market value of the land under acquisition and hence cannot be relied upon.

The compensation claimed by various claimants in my opinion is grossly unjust, fabulous and excessive.

Market value.

We have to find out the market value of the land under acquisition as prevailing on the date of notification U/s 4 namely dated 24.10.61.

The year wise statements of average sale price for the quinquennium immediately preceding the date of notification under section 4 of the Act has been worked out as under:-

<u>Year</u>	<u>Area sold.</u> <u>Big.Bis.</u>	<u>Consideration</u> <u>Money.</u>	<u>Average per</u> <u>Bigha.</u>
2	3	4	5
56-57	22 - 17	Rs. 5500/-	Rs.240-70 nP.
57-58	21 - 11	Rs. 13550/-	Rs.628-77 nP.
58-59	11 - 4	Rs. 4350/-	Rs.388-39 nP.
59-60	36 - 7	Rs. 75460/-	Rs.2075-93 nP.
60-61	77 - 19	Rs. 108611/50 nP.	Rs.1393-35 nP.
Total:	<u>169 - 18</u>	<u>Rs. 207471-50 "</u>	<u>Rs. 1221-14 nP.</u>

From the above table it is evident that the average for the year 1960-61 comes to Rs.1393-35 nP. The sale deeds which took place in the year 1960 are enumerated in the following table.

ation	Date of Registra- tion.	Area sold Big.Bis.	Consideration Money.	Average per Bigha.
3	4	5	6	
10.11.60	22 - 16	Rs.46000/-	Rs.2017.54 nP.	
30.5.61	14 - 3	Rs. 3800/-	Rs. 268.55 nP.	
8.6.61	0 - 5	Rs. 1375/-	Rs.5500.00 nP.	
8.6.61	0 - 4	Rs. 1000/-	Rs.5000.00 nP.	
13.6.61	0 - 2	Rs. 700/-	Rs.7000.00nP.	
26.4.61	0 - 3	Rs. 924/-	Rs.6160.00 nP.	
12.7.61	0 - 5	Rs. 1375/-	Rs.5500.00 nP.	
21.10.61	4 - 10	Rs. 9000/-	Rs.2000.00 nP.	
20.10.61	35 - 19	Rs.44437/50 nP.	Rs.1250.00 nP.	
Total:	77 - 19	Rs.103611/50 nP.	Rs.1393.35 nP.	

Out of the above mutations, mutation nos.1215, 1218 & 1223 were not sanctioned and were rejected. Mutations Nos.1201 & 1225 are pending and have not been sanctioned so far. The above table further shows that mutation nos.1213, 1214, 1216, 1218 & 1221 relate to the sales of plots less than five biswas of land which may be having facilities of roads, lanes etc. with it. In the sales of such plots prices are generally exaggerated and overstated by vendors in collusion with vendees either for defeating pre-emption claims or for fetching more prices by way of resales. As such, the prices quoted in the transaction of the sales of these small plots are generally deceptive and do not furnish correct basis for the determination of the fair and reasonable market value of the land. The remaining sales transactions (including the transaction whose mutations either have been rejected or are pending) give an average sale price of Rs.1340.75 nP. per bigha Kham irrespective of the classification of the soil. In these registered sales deeds, sale price must have also been quoted more due to fear of pre-emption. The sanctioned mutations are as follows:-

<u>Date of Registra- tion.</u>	<u>Area sold Big.Bis.</u>	<u>Consideration Money.</u>	<u>Average per Bigha.</u>
3	4	5	6
12.7.61	0 - 5	Rs.1375/-	Rs. 5500.00 nP.
30.5.61	14 - 3	Rs.3800/-	Rs. 268.55 nP.
8.6.61	0 - 5	Rs.1375/-	Rs. 5500.00 nP.
8.6.61	0 - 4	Rs.1000/-	Rs. 5000.00 nP.

From the above table, it is apparent that 14 Bighas & 17 Biswas of land was sold for Rs.7550/-. The average sale price per bigha comes to Rs.508.42 nP., vide mutation No.1225. 4 Bighas 10 Biswas of land was sold on 21.10.61 for Rs.9000/-, average of which per bigha comes to Rs.2000/-. The land covered by mutation No.1225 is situated on the Pucca Road at a distance of one Furlong or more from the land under acquisition. Because the land sold under mutation No.1225 is situated on the Pucca Road, therefore it must have been sold on higher rates. The sale price mentioned in the above sale deed must have been overstated on account of fear of pre-emption or for fetching more price on resale. Vide mutation No.1226, 35 Bighas & 11 Biswas of land was sold for Rs.44437.50 nP. on 20.10.61 by means of registered sale deed. The average sale price per bigha of this land comes to Rs.1250/-. This land is also situated at a distance of one/furlong or more away from the land under acquisition towards Rohtak side.

I have seen the land under acquisition, the tract of the land is situated between Railway Line and Delhi Rohtak Road and a part of it abuts on Delhi Rohtak Road.

The following table enumerates the various awards pronounced in this village as reported in the chief data of the Naib Tehsildar.

contd.....

Award No.	Date of Notification U/s 4 of the Land Acquisition Act.	Kind of Soil	Rate per Bigha.
2	3	4	5
143	F.15(116)/59-LSG Dated 7.11.1960.	-	Rs. 750/-
1321	F.15(III)/59-LSG Dated 13.11.1959	Chahi Nehri G.M. Banjar Jadim	Rs.1000/- Rs. 400/- Rs. 750/-
1390	F.15(56)/62-LSG dated 22.6.62	Chahi Rosli G.M.	Rs.1600/- Rs.1300/-
1430	F.15(245)/60-LSG-L&H Dated 24.10.61	Nehri G.M.	Rs.1250/- Rs. 600/-
1403	F.15(78)/62-LSG ii Dated 12.7.62	Rosli G.M. ✓	Rs.1000/- Rs. 600/-
1403	F.15(III)/59-LSG Dated 13.11.59.	Chahi Rosli G.M.	Rs.1000/- Rs.1000/- Rs. 400/-

The land acquired vide Award No.1321 and 1564 was notified under section 4 on 13.11.59 and that of Award No.1143 on 7.11.60 while that of Award No.1390 on 22.6.62. The land under acquisition was notified on 24.10.61 under section 4 of the land acquisition Act. In award No.1321 and 1564 Rs.1000/- per bigha was given for Chahi, Nehri and Chahi Rosli land. For the same quality of land in the year 1962 Rs.1600/- was awarded. It is an admitted fact that prices around Delhi are gradually increasing every year. If it were to be admitted that the appreciation of prices has been there in these years then the prices for the land in 1961 should be somewhere in between these two prices. In Award No.1430 Rs.1250/- was given for Nehri while Rs.600/- per bigha was given for Chairmumkin land. The date of Notification U/s 4 of the Land Acquisition Act of the land covered by Award No.1403 is identical with the date of Notification under section 4 of the land under acquisition.

After giving full consideration



namely:- the situation, the quality of the land, the relevant sales transaction and the Awards announced by the L.L.Cs and also allowing some appreciation of prices, I am of the view that the following rates would be most reasonable and fair in this case and award the same accordingly.

Chahi land per Bigha.....Rs.1250/-  
 Rosli land per Bigha.....Rs.1100/-  
 Ghairnumkin per Bigha.....Rs. 600/-

15% of this value would be paid as solatium for compulsory acquisition.

Trees, Wells and other structures.

The details of the wells, structures and trees found on the spot and the amount of compensation is assessed as under:-

sra no.in which well is situated.	Brief particulars of well.	Value Assessed.
t.No. Killa No.	3	4
- 15/1	One Pucca Well Jari made of small bricks and line 8 feet diameter 40 feet Nal.	Rs. 1000/-
- 4	A new Pucca well Jari made of cement, lime and big bricks - 8 feet diameter 40 feet Nal.	Rs. 1200/-
- 23	A Pucca new well Jari made of cement & lime - 8 feet diameter - 42 feet Nal.	Rs. 1200/-
- 24 ✓	A Pucca new well Jari made of cement & lime - 8 feet diameter - 42 feet Nal.	Rs. 1200/-
- 8/1	One Well made of lime/ & bricks Jari - 8 feet diameter 39 feet Nal.	Rs. 1000/-
		G.Total Rs.5600/-

Note:-The small Chaubachas, have been constructed on the wells. The value of these Chaubachas has been assessed, while determining the compensation of the wells mentioned above.

On certain wells, persian wheels were found have been installed. The owner shall be at 12

remove these persian wheels and as such no compensation for the same is assessed.

List of trees.

<u>sra no.in</u> <u>ch tree exists.</u>	<u>Kind of</u> <u>tree.</u>	<u>Weight in</u> <u>quintals.</u>	<u>Rate per</u> <u>quintal.</u>	<u>Total value of</u> <u>tree.</u>
<u>t.no. Killa no.</u>				
2	3	4	5	6
15/1	Kikar 1	5	Rs.5/-	Rs.25/- nP.
3	Kikar 1	4	Rs.5/-	Rs.20/- nP.
23	Shatoot 1	1/2	Rs.5/-	Rs.2/50 nP.
8	Kikar 1	1/2	Rs.5/-	Rs.2/50 nP.
4	Kikar 2	16	Rs.5/-	Rs.80/00 nP.
5	Kikar 2	11	Rs.5/-	Rs.55/00 nP.
8	Neem 1	16	Rs.4/-	Rs.64/00 nP.
9	Small Kikars. 2	1/2	Rs.5/-	Rs.2/50 nP.
4	Kikar 1	2	Rs.5/-	Rs.10/00 nP.
			Total:	Rs.261/50 nP.

Structure.

There is no structure in the land.

Apportionment.

It has been reported by the Naib Tehsildar that the land comprised in Killa nos. 12, 18, 19, 22, 23 of Rect.No.14 measuring 21 Bighas 4 Biswas of land belonging to Shri Jai Ram s/o Ram Sahai has been hypotheticated to Government as Shri Jai Ram had taken taccavi loan of Rs.1500/- for a well. In view of the report of the Naib Tehsildar that the the taccavi loan has not been paid so far, the compensation payable in regard to the aforesaid Killa nos. is held to be disputed. The taccavi loan plus interest etc. and any other charges which are due to the Government shall be deducted first from the compensation of the aforesaid Killa nos. and thereafter the rest of the compensation shall be paid to Sh. Jai Ram when a clearance certificate from Tehsildar taccavi has

contd.

been received.

2. The N.T. has reported in his chief data that Killa No.3 of Rect.No.32 measuring 5 Bighas 12 Biswas belonging to Shri Hardev Singh s/o Umrao Singh, Mahinder Singh s/o Hardev Singh stand hypotheticated to Government for a taccavi loan of Rs.1500/- for a well. The Naib Tehsildar has reported that the aforesaid taccavi loan has not been paid so far. In the circumstances, the compensation payable in regard to the above Killa no. is held to be disputed. The taccavi loan plus interest and any other charges which are due to the Government shall be deducted first and thereafter remaining compensation shall be paid, when a clearance certificate from the Tehsildar taccavi is received.

3. The N.T. has reported in his chief data that the compensation of Killa No.21 measuring 4 Bighas 16 Biswas of Rect.No.14 has been claimed by Raghbir Singh s/o Udmi on behalf of Shibani s/o Vihala, Bahu Singh s/o Lachman, Budh Singh s/o Lachman and Sultan Singh s/o Udmi. They have alleged that the said Killa no. has fallen to their share in consequence of exchange from Balbir Singh. The said Killa No. in the revenue record is shown in the ownership of Sh. Balbir Singh s/o Ratti Ram. As such, the compensation of the aforesaid Killa no. is held to be disputed and shall be paid in the presence of said Sh. Balbir Singh, Raghbir Singh and others and when they come to an amicable settlement.

4. Sh. Artar Singh s/o Sant Singh has claimed compensation in respect of Killa No.7/1 of Rect.No.31 measuring 2 Bighas 8 Biswas and Killa No.14 of the same Rect. measuring 3 Bighas 4 Biswas total measuring 5 Bighas 12 Biswas. The compensation payable in regard to the above khasra nos. shall be held to be disputed as no mutation has been produced by said Sh. Artar Singh, so far in his favour.

contd.

5. Shri Nand Kishore s/o Mithan Lal has claimed compensation with regard to land measuring 2 Bighas 10 Biswas comprised in Killa No.6, 1 Bigha 2 Biswas and Killa No.15, 1 Bigha 8 Biswas of Rect.No.31. The copy of the registered sale deed produced in this case shows that the said land was purchased by Shri Nand Kishore s/o Mithan Lal and Lal Chand s/o Nand Kishore. No mutation has been produced so far. As such the compensation in regard to the above Killa nos. is held to be disputed.

6. The Gaon Sabha Pardhan has claimed compensation with regard to Killa nos., 7, 8, 13/1, 13/2, 13/2, 14, 14/2, of Rect.No.32. The Naib Tehsildar has reported that Killa No.13/2, 13/2, 14, 14/2 have not been acquired. Shri Chhana Mal, Salig Ram have claimed compensation in respect of Killa No.7, 8 & 13/1 of Rect.No.32. The Naib Tehsildar in his chief data has further referred to the Notification No.37/LRO/59 of 12.8.59 which runs as under:-

Delhi Administration Delhi  
Notification  
Delhi the 13th August, 1959.

"No.37/LRO/59-the following list of areas which the Chief Commissioner, Delhi is pleased to declare in pursuance of clause (C) of sub section (2) of section (1) of the Delhi Land Reforms Act, 1954 and after previous publication as held and occupied for a public purpose or a work of public utility on the date of commencement of the said Act is published as required by sub clause (3) of clause (C) of rule (1) of the Delhi Land Reforms Rules, 1954."

On page 76, the relevant list is as under:-

Khewat No. Khatauni No.	Name of owner with remarks.	Name of the tenants with remarks.	Field No.	Area Big.Bis	Remarks.
3	4	5	6	7	8
120/228	Radhey Mohan Sivram, Kishan Dass, Caste Khatri r/o Delhi Malik	Radhey Mohan share holders through Gopal s/o	32/7 8	4 - 16 4 - 16	Chahi Chahi

contd.

2	3	4	5	6	7	8
Kabza, Hardev Singh etc., Haddar Shamlet.	Puran, Caste Bairagi, non-occupancy tenant.	13/1	13/2	14/1	14/2	6 Fields
		1 - 14	0 - 9	1 - 0	1 - 13	14 - 13
		Chahi	G.M. no Mandir.	G.M. Hou	Chahi	Chahi 12-
						G.M. 14-

Killa nos. 7, 8 of Rect.No.32 and Killa No.13/1 of Rect.No.13 are covered by the aforesaid Notification.

In view of the compensation claimed by the Pardhan Gaon Sabha and in view of the aforesaid Notification 12th August, 1959, the compensation payable in regard to Killa No.7, 8 of the Rect.No.32 and Killa No.13/1 of Rect.No.32 shall remain disputed as the title of the above Killa nos., is not clear and the land in question is occupied for a public purpose or for a work of public utility. The compensation assessed for the above Killa nos. shall be deposited with the learned Distt. Judge U/s 31 for disposal in accordance with law.

7. Shri Naval Singh, s/o Kalu, Hans Ram Jhantary ss/o Mohan in their written claim have pointed out that Nawal Singh has sold away 2 Bighas of land to one Daya Shankar. The claim is silent with regard to the field no. sold to the aforesaid Shri Daya Shankar. In view of the admission of claimants Naval, etc., the compensation of Killa No.7/2/1, 8/1, 8/3, 9/1, 12 & 13 of Rect.No.30 is held to be disputed.

Maufi.

Rs.3.63 nP. Land Revenue, Killa No.7, 8, 13/1, of Rect. No.32 is Maufi in favour of Shri Radhe Mohan, the owner of this land till the existence of the Peau. award twenty times Land Revenue i.e. Rs.3.63 nP. X 20 = 72.60 nP. to be paid as compensation to Shri Radhe Mohan and as pointed out in the claim of M. g Ram that Shri Radhe Mohan is de

با اعلان شری بلبر سینگ لند اکیزیشن مگراد

- 22 -

will be held as disputed, till the inheritance of Shri Radhemohan is decided.  
Mode of payment.

Subject to the apportionment referred to above, the compensation shall be paid on the basis of the entries existing in Statement 'B' which has been prepared from the revenue records.  
Interest.

Since the possession of the land under acquisition has not been taken so far, therefore the question of any payment of any interest does not arise.  
The award is summarised as under:-

By applying rates mentioned above, the price of the land under acquisition works out as under:-

Area Big. Bis.	Rate per Bigha.	Amount of Compensation.
3	4	5
153 - 18	Rs. 1250/-	Rs. 192375-00 nP.
63 - 11	Rs. 1100/-	Rs. 69905-00 nP.
3 - 7	Rs. 600/-	Rs. 2010-00 nP.
232 - 16		Rs. 364290 -00 nP.
for compulsory.....		Rs. 39643-50 nP.
ation for the trees.....		Rs. 261-50 nP.
ation for wells.....		Rs. 5600-00 nP.
ation on account of Mafi.....		Rs. 72-60 nP.
	Grand Total	Rs. 309867-60 nP.

Revenue Deductions.

The land under acquisition is assessed to nP. as land revenue, which will be deducted from the harvest in the Rent Roll of village from the possession is taken.

*Balbir Singh*  
(Balbir Singh)  
Land Acquisition Collector,  
Delhi.  
Submitted to the Collector, Delhi,  
and for filing.

13  
14-10-12  
1 2 3  
14 12 1

$\frac{15}{14} - \frac{15}{13} - \frac{15}{12} - \frac{15}{11} - \frac{15}{10} - \frac{15}{9} - \frac{15}{8} - \frac{15}{7} - \frac{15}{6} - \frac{15}{5} - \frac{15}{4} - \frac{15}{3} - \frac{15}{2} - \frac{15}{1}$   
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کلی تعدادی مال غنیمت و رستم فوج با کسوی یافت حاصل کر کے بچھو دی تھی شین دلدیا لاد۔ میر گندہ و لوگوں کو کیا کیوں نہیں

دیکھتے کہ وہاں ہوا کی آواز نہ تھا

Shemi Ltd  
NT (LA)

Lane Evening Dept  
 New Dec

L.A. 4-10-63 4  $\frac{10}{63}$

موتکھا شبنم دندیا

صوبہ کلکتہ

हरिसिंह





DELHI ADMINISTRATION, DELHI.

NOTIFICATION.

Dated the 24th October  
1961.

No.F.15(245)/60-LSG/L&H:- Whereas it appears to the Chief Commissioner, Delhi, that the land is required by the Government at the public expense for a public purpose, namely, for the planned Development of Delhi.

2. It is hereby notified that the land, measuring about 16000 acres and marked with blocks Nos. 1 to 24, and coloured blue, in the enclosed map (annexure I) and the description of which has been given in annexure II, excepting the following lands in blocks referred herein:-

- (a) Government land, evacuee land and lands belonging to the Delhi Municipal Corporation and Delhi Development Authority;
- (b) the land already notified either under section 4 or under section 6 of the Land Acquisition Act;
- (c) the land in respect of which lay-out plans and service plans have been sanctioned by the competent authority before 24.10.1961.
- (d) the land under graveyards, tombs shrines and the land attached to religious institutions and waqf property;

is likely to be required for the above purpose.

3. This notification is made under the provisions of section 4 of the Land Acquisition Act, 1894 to all whom it may concern.

4. 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.

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

6. The map referred to in para 2 above as annexure I may also be inspected at the following places:-

P.T.O.

- (i) Office of the Land Acquisition Collector District Courts, Tis Hazari, Delhi.
- (ii) Office of the Delhi Municipal Corporation Town Hall, Delhi.
- (iii) Office of the New Delhi Municipal Commi Town Hall, New Delhi;
- (iv) Office of the Town Planning Organisation Asaf Ali Road, New Delhi;
- (v) Chief Commissioner's Office, 5, Alipur Road, Delhi.

## ANNEXURE II.

### Block No.1.

Area bounded on the :-

North West:- by the boundary of Dilshad Gardens Scheme;

East:- by the boundary of Union Territory Delhi and by the Northern Western boundary of 'R' Block already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/LSG, dated 13.11.59 (published in Gazette Extra-ordinary dated 13.11.59)

South & West:- by the area already notified for Block 'T' under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG dated 13.11.59 (published in Gazette Extra-ordinary dated 13.11.59) and the nazul land.

### Block No.2.

Area bounded on the --

West:- by the newly constructed northern boundary near Gokal pur escape;-

North:- alignment of Northern National Highway for Shahdara area as shown in draft Master Plan;

South:- by the northern boundaries of Block 'O' and 'Z' covered respectively (i) notification No.F.15(111)/59-LSG dated 13.11.59 (published in Gazette Extra-ordinary dated 13.11.59) and (ii) notification No.F.15(245)/60-LSG dated 10.11.60 (published in Gazette Extra-ordinary dated 10.11.60.);

East:- by the north western boundary of Dilshad Gardens Scheme and the eastern boundary of the Union Territory of Delhi.

Block No.3.

Area bounded on the --

South:- by the northern boundary of Chandrawal Filter Plant and by a straight line joining the north west corner of the plant to Timarpur Road;

West:- by the Timarpur Road and the easter boundary of Block 'N' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG, dated 13.11.59 (published in Gazette Extra-ordinary dated 13.11.59);

East:- by the river Yamuna.

Block No.4.

Area bounded on the --

South:- by the norther boundary of Municipal quarters and north western boundary of Model Town upto its junction with a kacha road leading to the firing range near Adarsh Nagar;

West:- by G.T. Karnal Road;

North West:- by a kacha road taking off immediately in front of the Ring Road junction with G.T. Karnal Road going upto the firing range near Adarsh Nagar.

East:- along the kacha road joining the firing range near Adarsh Nagar to the northern corner of Model Town.

Block No.5.

Area popularly known as Adarsh Nagar.

Block No.6

Area bounded on the-

South West:- by Delhi Ambala railway line;

South East:- by the northern western boundary of Block 'J' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG dated 13.11.59 (published in Gazette Extra-ordinary dated 13.11.59)

North East:- by G.T. Karnal Road upto 7 mile 6 furlong;

North West:- by a pacca road taking off from the G.T. Road from 7 mile 6 furlong meeting the Badli railway station.

P.T.O.

Block No.7

Starting from the junction of kacha road from near Shakurbasti Railway Station, towards north west, going upto Mogholpur Kalan, thence towards south west along another kacha road starting from Magholpur Kalan going to Nangloi Railway Station upto its junction with another kacha road leading west, thence along this kacha road upto its junction with Nangloi Drain, thence south along the Nangloi Drain upto its junction with Rohtak Railway Line, thence along the Rail Line towards west upto the road joining Nangloi Jat, thence towards south along this kacha road upto its junction with Rohtak Road, thence towards east along Rohtak Road upto the western boundary of Block 'F' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59 LSG, dated 13.11.59 (published in Gazette Extra-ordinary dated 13.11.59), thence towards north, east, north and again east, along the western and northern boundary of Blocks 'F' and 'Y' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59 LSG dated 13.11.59 (published in Gazette Extra-ordinary, dated 13.11.59) and notification No.F.15(245)/60-LSG dated 10.11.60 (published in Gazette Extra-ordinary dated 10.11.60) respectively and along the same line towards east upto the point of start.

Block No.8.

Starting from the junction of Block 'F' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59 LSG, dated 13.11.59 (published in Gazette Extra-ordinary dated 13.11.59) with Najafgarh Road towards north: along the western boundary of Block 'F' upto its junction with Najafgarh Drain, thence towards west and south west along the Najafgarh Drain upto its junction with a kacha road coming from village Hashtsal, thence towards east along the approach Road to village Hashtsal upto its junction with Najafgarh Road, thence towards north east: along the northern boundary of Najafgarh Road upto the point of start.

Block No.9.

Area bounded by the eastern boundary of Ring Road, the southern boundary of Ramesh Nagar and also south west boundary of Ramesh Nagar and the north western boundary of industrial area -- Block 'E' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111) dated 13.11.59 (published in Gazette Extra-ordinary dated 13.11.59).

Block No.10

Area bounded on the ---

North:- Southern boundary of 1100 acres acquired by Ministry of Works Housing and Supply, south of Ring Road; and immediately below the 1000 ft strip already notified for Block 'B' under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG dated 13.11.59 (published in Gazette Extra-Ordinary dated 13.11.59;

North West:-Manakpura Basant Nagar abadi;

South West:- (i) (upto the western boundary of village Mohammadpur Munirka ) by an imaginary line parallel to and at a distance of 100 ft from the northern boundary.

- (ii) (from village Munirka to a point meeting a straight line projected along the eastern road of 1100 acres area) at a distance of 1 mile and parallel to northern boundary;

East:- by an imaginary line projected towards south along the southern boundary of 1100 acres area.

Block No.11.

Area between Mehpalpur Road and an imaginary line parallel to it towards north eastern side at a distance of  $\frac{1}{2}$  mile, from milestones 14 mile 2 furlong and 15 miles.

Block No.12.

Area bounded on the --

North:- by the Mehrauli town.

South:- by the Shamsi Talab (upto orchards)

West:- by a line parallel to the western boundary of the town abadi at a distance of 2 furlongs (town abadi excluded)

East:- by the area already notified for Block 'A' under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59LSG dated 13.11.59 (published in the Gazette Extra-ordinary dated 13.11.59)

Block No.13.

Area bounded on the --

North:- by the Mehpalpur Road,

East:- by Gurgoan Road.

West:- by an imaginary line parallel to the Gurgoan Road at a distance of  $\frac{1}{2}$  mile.

South:- by an imaginary line parallel to Mehpalpur Road at a distance of  $\frac{1}{2}$  mile.

Block No.14.

Area bounded by the southern boundary of Friends Colony: the western boundary of Delhi Mathura Road: the eastern boundary of Railway Line going to Mathura and northern boundary of Ishwar Potteries Industries.

Block No.15.

Area bounded on the --

North by the southern boundary of Block 'C' already notified under section 4 of the Land Acquisition Act vide notification No. F.15(111)/59 LSG dated 13.11.59 (published in Gazette Extra-ordinary dated 13.11.59)-

West:- by the eastern boundary of Delhi --Mathura Road;

South:- by the northern boundary of Okhla Sewage Disposal Plant; and

East:- by an imaginary line joining the south eastern corner of the already notified Block 'C' under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG, dated 13.11.59 (published in Gazette Extra-ordinary dated 13.11.59) with the North eastern corner of Okhla Sewage Disposal Plant.

Block No.16.

A triangular portion bounded by the western boundary of Ring Road immediately west of village Naraina, eastern boundary of railway line going towards Cantonment and northern boundary of the Cantonment Board.

Block No.17

A triangular portion formed by the south eastern boundary of Najafgarh Road from its junction with the Pankha Road upto its junction with the western boundary of Block 'E' already notified under section 4 of the Land Acquisition Act vide notification No. F.15(111)/59-LSG dated 13.11.59 (published in Gazette Extra-ordinary dated 13.11.59) and by the south western boundary of the said Block 'E' and northern boundary of Pankha Road joining Najafgarh Road to the Cantonment area.

Block No.18.

Starting from village Magholpur Kalan along with the kacha road towards north upto village Rithala, then towards north east along the kacha road going towards village Badli upto its junction with western Yamuna Canal thence towards north west along the western Yamuna Canal upto its junction with the pacca road joining Sahibabad Daulatpur village with G.T. Road, thence towards east along this pacca road upto its junction with Delhi Ambala Railway line upto its junction with the boundary of Block 'H' already notified under section 4 of the Land Acquisition Act vide notification No.F.15(111)/59-LSG dated 13.11.59 (published in Gazette Extra-ordinary dated 13.11.59) thence towards south west south east and south along the boundaries of Block 'H' already notified upto its junction with the Rohtak Railway line south of Shakurpur village thence towards west along the Railway line to Rohtak pacca road leading to Rani Park and thence towards north west along the kacha path going to Magholpur Kalan upto the point of start.

Block No.19.

Area bounded on the

North:- by the Wazirpur Road (Extension of Pambri Road to village Wazirpur.)

South:- by Najafgarh Drain;

West:- by Delhi Ambala Railway line;

East:- by G.T. Road.

Block No.20.

P.T.D.

Area bounded by the Ring Road on the north west, by Delhi -- Mathura Railway line, the south -- west, by the boundary of Friends Colony on the south east and by Block No. 'C' already notified under section 4 of the Land Acquisition Act notification No. F.15(111)/59-LSG. dated 13.11.59 (published in the Gazette Extra-ordinary dated 13.11.59) on the north east.

No. 21.

Area bounded by Link Road joining Lajpat Nagar to Friends Colony on the north - east, property of the Kailash belonging to the D.L.F. on the north - west, south - West and south - east.

No. 22

Pockets of land in village Zamurdpur lying between Friends Colony of Kailash and Zamurdpur village abadi.

No. 23.

Area bounded on the :-

by the Delhi- Gaziabad Railway line and area of Block 'S' already notified under section 4 of the Land Acquisition Act vide notification No. F.15(111)/59-LSG dated 13.11.59 (published in the Gazette Extra-ordinary dated 13.11.59).

East: by the area of Block 'T' already notified under section 4 of the Land Acquisition Act vide notification No. F.15(111)/59 dated 13.11.59 (published in the Gazette Extra-ordinary dated 13.11.59.)

West:- by the Shahdara bund.

No. 24.

Land measuring approximately 4½ acres on the south side of Mehrauli Road just adjacent to south of the road leading to Malviya Nagar. On the eastern boundary of this land is the existing Idgah and the D.L.F. 's' Hauz Khas Colony.

By order,

(JAGMOHAN)  
Deputy Housing Commissioner,  
Delhi Administration, Delhi.

Dated the 24th October 61.

(245)/60-LSG/L&N.

Copy forwarded to the:-

Recruitment and services Department ( in duplicate )  
for favour of publication in Extra-ordinary Delhi  
Gazette. 100 spare copies may also be supplied to this  
Department.

A.D.M. (Land Acquisition ) Delhi.

Land Acquisition Collector, Delhi.

P.T.O.

to be published in Part IV of the Delhi Gazette)

DELHI ADMINISTRATION: DELHI.

NOTIFICATION.

Dated the \_\_\_ November, 1962.

1(17)/62-LAH. WHEREAS it appears to the Chief Commissioner of 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 said land.

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

SPECIFICATION.

<u>Place or locality.</u>	<u>Total area. High.Ms.</u>	<u>Field Nos. or boundaries.</u>
1 Nangloi Jat.	222 - 7	13 / 14/2, 15, 16/1, 16/2, 16/3, 17/1, 17/2, 17/3, 23, 24, 25. 1, 16/2, 7/3,
		14/ 11/2, 11/1, 12, 13, 16, 17, 18, 19, 20/1, 20/2, 21, 22, 23, 24, 25, 13,
		15/ 24. 25
		30/ 1, 2, 6/1/2, 7/2/2 min, 8/1, 8/3, 9/1, 9/2, 10, 11, 12, 13.
		31/ 1, 2, 3, 4, 5, 6, 7/1, 7/2, 8, 9, 10, 11, 12, 13, 14, 15/1, 15/2, 15/3.
		32/ 3, 4, 5, 6, 7, 8, 9 min, 12/1, 15/2. 1/2/2, 1/2,
2 Sultanpur Majra	27 - 9	615, 616, 617, 618, 619, 620/2.

By order,

*Jd*

(JAGMOHAN)

DEPUTY HOUSING COMMISSIONER,  
DELHI ADMINISTRATION: DELHI.

Dated the \_\_\_ November, 1962.

Copy forwarded to the -

R & B Department (in duplicate) for favour of publication in Delhi Gazette.

Land Acquisition Collector (IV) Delhi.

Engineer Member, Delhi Development Authority, N. Delhi.

A.P.A. Land & Housing Department Delhi Admn. Delhi.

Legal Adviser, Land & Housing Deptt. Delhi.

Tahsildar, Land & Housing Department, Vikas Bhawan, New Delhi.

(JAGMOHAN)

DEPUTY HOUSING COMMISSIONER,  
DELHI ADMINISTRATION: DELHI.

Dist. No. 8/30

Date: 5/11/62