ARD NO. 1670.

me of the village: Nangloi Jat.

ture of acquisition: Permanent.

rpose of acquisition: Planned Development of Delhi.

Land measuring 370 bighas as detailed by field mbers given below under the heading "True and Correct ea" in this award and situated in village Nangloi Jat notified for acquisition under-section 4 of the d Acquisi n Act(I),1894, for the Planned evelopment Delhi unc he authority of the Chief Commissioner, i vide Notification No.F.15(111)/59-LSG., dated 13th November,1959 and was included in 34070 acres and notified for acquisition and situated in other s of the Union Territory of Delhi. Due publicity was n to this Notification and objections received under- ion 5(A) were duly considered by the Delhi Administra- elhi and rejected. On this a declaration under- on 6 of the ibid Act was issued under the authority e Chief Commissioner, Delhi vide Notification No. 0)/63-L&H dated the 8th April,1963. Notices under- ns 9 and 10 of the Land Acquisition Act(I),1894, ssued to all the persons interested in the land under ition, inviting claims for compensation. These claims pensation are discussed separately in this award he heading " Compensation-Claims".

D CORRECT AREA:

The land was measured on the spot by the Land tion Field Staff, in conjunction with a representative equiring department. On measurement the true and area was found as follows:-

s.	Area Big.Bis.	Kind of soil.
	3 - 6.	Banjar Qadim.
	3 - 1.	-do-
	2 -18.	-do-
	2 - 6.	

30/24/2.	3 - 4.	Chahi.
30/25/1.	2 - 0.	-do-
30/25/2.	1 -16.	Banjar Qadim.
45/4/2.	4 - 3.	Chahi.
45/5/1.	2 - 8.	Chahi.
45/5/2.	2 - 8.	Banjar Qadim.
45/6.	4 -16.	-do-
45/7/2.	4 -10.	Chahi: 4 -6. G.M. Chah: 0 -~~10.~~4
45/14/2.	5 - 3.	Rosli.
45/15.	4 -16.	Banjar Qadim.
45/16.	4 -16.	Rosli.
45/17.	4 -16.	Bhud.
45/18/1/2.	0 -19.	Rosli.
45/23/2/2/1.	0 - 2.	Rosli.
45/24/1.	1 - 0.	Rosli.
45/25/1.	1 -14.	Rosli.
46/1.	4 -16.	Banjar Qadim.
46/2.	4 -12.	Chahi.
46/3.	4 -12.	Chahi.
46/4/1.	1 - 1.	Chahi: 0 -17. G.M. Tube well: 0 - 4.
46/4/2.	3 - 11.	Chahi.
46/5.	4 -12.	Chahi.
46/6/1.	0 -18.	Ghairmumkin Bhata.
46/6/2.	3 -18.	Chahi: 1 - 18. G.M. Ghata: 2 - 00.
46/7.	4 -16.	Chahi.
46/8/1.	0 - 6.	Ghairmumkin Chah.
46/8/2.	4 -10.	Chahi(Bagicha).
46/9.	4 -16.	Chahi.
46/10/1.	2 -10.	Chahi.
46/10/2.	2 - 6.	Banjar Qadim.
46/11/1.	2 - 6.	-do-
46/11/2.	2 -10.	Chahi.
46/12.	4 -16.	Chahi.
46/13.	4 -16.	Chahi.

contd.....3

46/14.	4 - 16.	Rosli: 3 - 00. G.M.Ghata. 1 - 16.
46/15.	4 - 16.	Ghairmumkin Ghada.
46/16/1.	2 - 8.	Ghairmumkin -do-
/16/2.	2 - 8.	-do-
46/17.	4 - 16.	-do-
46/18.	4 - 16.	Chahi.
46/19/1.	0 - 3.	Ghairmumkin Chah Pukhta.
46/19/2.	4 - 13.	Chahi.
46/20.	4 - 16.	Chahi.
46/21/1/1.	2 - 4.	Chahi.
46/22/2.	2 - 8.	Chahi.
46/23/1.	3 - 2.	Chahi.
46/24/1.	3 - 14.	Ghairmumkin Ghada.
46/25/1.	4 - 8.	-do-
47/1.	4 - 12.	Chahi.
47/2/1.	2 - 6.	Chahi.
47/2/2.	2 - 6.	Chahi.
47/3.	4 - 8.	Rosli.
47/4.	3 - 16.	Nehri.
47/5.	3 - 4.	-do-
47/6.	4 - 16.	-do-
47/7/1.	1 - 12.	Rosli.
47/7/2.	3 - 4.	Rosli.
47/8/1.	3 - 4.	Ghairmumkin Bhata. 3- 00. Rosli: 0 -04.
47/8/2.	1 - 12.	Rosli.
47/9.	4 - 16.	Ghairmumkin Bhata.
47/10.	4 - 16.	Rosli: 3 - 16. G.M. Bhata: 1 - 00.
47/11/1.	3 - 4.	Ghairmumkin Bhata.
47/11/2.	1 - 12.	-do-
47/12/1.	3 - 12.	-do-
47/12/2.	1 - 4.	-do-
47/13/1.	2 - 8.	-do-
47/13/2.	2 - 8.	-do-
47/14.	4 - 16.	-do-

Contd.

/15/1.	1 - 5.	Ghairmumkin Bhata.
/15/2.	3 -11.	Banjar Qadim.
/16.	4 -16.	Rosli.
/17/1.	2 -13.	Rosli.
/17/2.	1 -12.	Rosli.
/17/3.	0 -11.	Ghairmumkin Bhata.
/18.	4 -16.	-do-
/19.	4 -16.	-do-
/20.	4 -16.	-do-
/21.	4 -16.	-do-
/22/1.	0 - 4.	Ghairmumkin Chah Pukhta.
/22/2.	2 - 4.	Ghairmumkin Bhata.
/23.	4 -16.	-do-
/22/3.	2 - 8.	-do-
/24/1.	0 -11.	-do-
/24/2.	4 - 5.	Rosli.
/25.	4 -16.	Nehri.
/1.	2 -12.	-do-
/2.	1 -18.	-do-
/3.	1 - 4.	-do-
/4.	0 -14.	-do-
/7.	2 -16.	-do-
/8.	4 -16.	-do-
/9.	4 -16.	-do-
/10.	4 -16.	Rosli.
/11.	4 -16.	Rosli.
/12.	4 -16.	-do-
/13.	4 -16.	-do-
/14.	1 - 0.	-do-
/18.	4 -10.	-do-
/19.	4 -16.	-do-
/20.	4 -16.	-do-
/21.	4 -16.	-do-
/22.	4 -16.	-do-
/23.	~~4~~ 3-1.	-do-
/1.	2 -12.	-do- cont

/2/1.	3 - 6.	Rosli.
9/3/1.	1 - 7.	-do-
0/2/1.	0 - 6.	Ghairmumkin Bhata.
0/3/1.	0 -18.	-do-
0/4/1.	1 -10.	-do-
0/5/1.	2 - 0.	-do-
2/1.	0 -19.	Ghairmumkin Khal.
5/1.	0 -19.	-do-
96/1.	1 - 8.	-do-
97.	2 -12.	-do-
	373 -00.	

The increase in area to the extent of 3 bighas is due to the fact that as land up to a distance of 1000' from the berm of Delhi Rohtak Road was to be acquired only as given in the Notification under-section 4. The result of this was that a large number of kilas all along the width were bisected into two. The area of the ~~by-sected~~ bisected kilas was worked out, hence this increase, over the area as given in Notification under-section 6.

COMPENSATION CLAIMS:

The following persons filed claims for compensation as detailed below:-

he claimants.	Compensation claimed.	Remarks.
Surat Singh, and Chandan Singh.	Rs.25000/-per bigha. plus Rs.2000/- as ~~xxxxxxxxxx~~ dimi~~xxxxxxxxxxx~~-nution of profits.	The claim is exorbitant and fabulous.
gh s/o Risaldar h.	-do-	-do-
ngh s/o Randhir Singh.	-do-	-do-
ingh s/o Risaldar Maya Ram, ,Deep Chand s/o .	-do-	-do- for out of and 6. t a far. be treated ss ownership
s/o Ranjit Singh.	-do-	-do-
gh,Ram Chand, Lalel Singh, handerss/o Ranjit	Rs.25000/-per bigha plus compensation for various other items as mentioned in the cla[illegible]	and fabulous -d only [illegible]

Singh s/o R ti	Rs.10000/-per bigha kham.	The claim is exorbitant and fabulous.
r Singh, Hardev	-do-	-do-
s/o Trikha.	-do-	-do-
ingh s/o Channu, gh s/o Neki.	Rs.25000/-per bigha kham plus compensation for other items.	-do-
wati wd/o Nehal	Rs.10000/-per bigha.	-do-
gh s/o Bhim Singh.	Rs.10000/-per bigha.	-do-
hivan, Dharam Singh a Ram.	Rs.20/-per sq. yard.	-do-
ash, Tej Singh,	-do-	-do-
h s/o Parsa Singh.	-do-	-do-
Munshi.	Rs.10000/-per bigha.	-do-
Parma Nand	Rs.20/-per sq. yard.	The claim is exorbitant and fabulous.
e, Risal Singh	-do-	-do-
ngh s/o Kallu.	Rs.20/-per sq.yd.	-do-
e Singh, Bhima	Rs.25000/-per bigha plus other charges.	-do-
-		Claims compensation for 2 bighas 12 biswas out of F.No.48/1,10,11,5 and 6. The claimant is not a recorded owner so far. Compensation to be treated as disputed unless ownership is established.

All the claimants have put in exorbitant and fabulous
aims which are not based on reality. They are only en
the market value as determined by me in this a

contd

Singh s/o Rati	Rs.10000/-per bigha kham.	The claim is exorbitant and fabulous.
r Singh, Hardev	-do-	-do-
s/o Trikha.	-do-	-do-
ingh s/o Channu, gh s/o Neki.	Rs.25000/-per bigha kham plus compensation for other items.	-do-
wati wd/o Nehal	Rs.10000/-per bigha.	-do-
ngh s/o Bhim Singh.	Rs.10000/-per bigha.	-do-
hivan, Dharam Singh a Ram.	Rs.20/-per sq. yard.	-do-
ash, Tej Singh,	-do-	-do-
h s/o Parsa Singh.	-do-	-do-
Munshi.	Rs.10000/-per bigha.	-do-
Parma Nand	Rs.20/-per sq. yard.	The claim is exorbitant and fabulous.
e, Risal Singh	-do-	-do-
ngh s/o Kallu.	Rs.20/-per sq.yd.	-do-
e Singh, Bhima	Rs.25000/-per bigha plus other charges.	-do-
		Claims compensation for 2 bighas 12 biswas out of F.No.48/1,10,11,5 and 6. The claimant is not a recorded owner so far. Compensation is to be treated as disputed unless ownership is established.

All the claimants have put in exorbitant and fabulous ims which are not based on reality. They are only e he market value as determined by me in this

contd.

MARKET VALUE:

We have to find out the market value as prevailing on the date of Notification under-section 4 namely 13-11-59. I have inspected the land very minutely on the spot. The land is situated to the south of Delhi Rohtak Road between 8th and 9th mile from Delhi. It is 1000' in width from the berm of Delhi Rohtak Road. Its exact situation is shown on the attached index map. After spot inspection I have found that from certain field numbers earth 4 to 5' deep has been dug up and removed to make bricks. The owners have benefitted by selling the earth and the land has been rendered inferior and will require additional money to level it up. I ~~xxx~~ classify all this land wherefrom earth has been removed as Block 'B'. The other land whether irrigated or un-irrigated is of equal importance. I classify such land as Block 'A'.

As regards assessment of market value of the two blocks I will deal with Block 'A' first. The following sales are available shortly preceding the date of Notification under-section 4 in this village:-

No.	Date of registration.		Area sold with field No.	Consideration money.	Average per bigha.
	6-12-1957.	32/15/2	1 -10.	Rs.6,750/-	Rs.4500/-
	13-1-1958.		17 - 5.	Rs.5,000/-	Rs. 289.86.nP.
	10-9-1958.	47/5,47/6 etc.	1 - 1.	Rs.1,500/-	Rs.1428.57.nP.

The land involved in mutation No.1171 is adjoining the village abadi' on Delhi Rohtak Road and was purchased for setting up a Petrol Pump. This cannot be compared with the land under acquisition which is away from the village abadi'. Similarly, the sale by mutation No.1199 is not a reliable one as a large number of shares of various fields were sold. In Mutation No.1227 parts of field numbers 47/5 and 47/6 are also involved which are on Delhi Rohtak Road and these two field numbers are being acquired under this award. The remaining land involved in mutation No.1227 is far away in the [illegible] and out of this scheme.

cont

However, Block 'A' as already mentioned by me, contains land other than that from which earth has been dug up for making bricks. Some land is irrigated and some land is un-irrigated, but the level of it is higher as compared with the land included in Block 'B'. In this village amongst other awards one award No.1321 was given in which the date of Notification under-section 4 of the Land Acquisition Act(I),1894, was 13-11-1959 and the land is to the north of Delhi Rohtak Road. Some persons went in references under-section 18 of the Land Acquisition Act(I),1894 and the learned Additional District Judge,Delhi enhanced the rate to Rs.2000/-per bigha kham. The land involved in these references was just adjoining Delhi Rohtak Road and this rate cannot be given for the land which is in the interior and away from the village abadi. The land under acquisition is nearer the village abadi as compared with the land involved in award numbers 1320 1321 and 1564 and so it deserves a better rate than given in award No.1321 and 1564. We have also to bear in mind award No.1390 of this village. Considering all these factors, as already described, I am of the firm view that the market value of Block 'A' should be Rs.1200/-per bigha kham and the market value of Block 'B' should be Rs.800/-per bigha kham and assess accordingly.

<u>Block 'B'</u> will consist of field numbers; 46/6/1, 46/6/2, 46/7, 46/14, 46/15, 46/16/1, 46/16/2, 46/17, 46/24/1, 46/25/1, 47/8/1, 47/9, 47/10, 47/11/1, 47/11/2, 47/12/1, 47/12/2, 47/13/1, 47/13/2, 47/14, 47/15/1, 47/17/3, 47/18, 47/19, 47/20, 47/21, 47/22/1, 47/22/2, 47/22/3, 47/23, 47/24/1, 50/2/1, 50/3/1, 50/4/1, 50/5/1 total measuring 104 bighas 15 biswas

<u>Block 'A'</u> will consist of the remaining field numbers not included in Block 'B'.and measuring 268 bighas 5 [illegible].

contd....10.

TREES WELLS AND OTHER STRUCTURES:

WELLS: The list of wells and the price assessed is as under:-

No. in which well is situated.	Condition of the well	Price assessed.
/22/1.	Not in working order.	Rs. 1000/-
6/8/1.	Built up masonary works. In working condition.	Rs. 1400/-
6/19/1.	Masonary work and in working order.	Rs. 1400/-
5/7/2.	-do-	Rs. 1500/-
46/4/1.	No masonary work. Only a pipe has been sunk in the land and the water is pumped out by an engine which is brought when required.	Rs. 200/- on account of installation and removal of the pipes and which are sunk underground.

STRUCTURES: There is a kotha' of masonary work in field number 46/8/2 and its price is assessed at Rs. 400/-. There is a water channel also of masonary work serving the well in field number 46/8/1 and the price of pucca water channel is assessed at Rs. 100/-.

TREES:

The list of trees is as under:-

No. in which e is situated.	Kind of tree and number.	Approximate weight.	Price assessed.
/1.	1 -Kiker.	3 Quintal.	Rs. 15/-
/2.	1 -Kiker.	3 "	Rs. 15/-
.	1 -Jaunti.	2 "	Rs. 10/-
/2.	1 -Kiker.	3 "	Rs. 15/-
/1.	1 -Neem. 1 -Shisham.	18 "	Rs. 90/-
/2.	1 -Neem.	9 "	Rs. 45/-
.	1 -Jaunti. 1 -Kiker.	5 "	Rs. 25/-
5/2.	4 -Shisham. 3 -Kiker.	59 "	Rs. 295/-
8.	1 -Kiker.	6 "	Rs. 30/

contd...11.

6-Kiker Kabali.	5 Quintal	Rs. 25/-
1 -Kiker.	1 "	Rs. 5/-
2 -Kiker.	5 "	Rs. 25/-
1 -Kiker.	1 "	Rs. 5/-
1 -Kiker.	4 "	Rs. 20/-
3 -Kiker.	8 "	Rs. 40/-
2 -Shisham. 2 -Kiker. 1 -Beri. 5 -Gular.	25 "	Rs. 125/-
	Total:-	Rs. 785/-

Temporary huts of brick-kilns' workers were erected after the date of Notification under-section 4 and no compensation is allowed for these un-authorised structures which are for temporary use only. Similarly, the brick-kilns' owners can remove their chimneys and bricks lying around the brick-kilns.

APPORTIONMENT: Compensation will be paid on the basis of latest entries in the revenue records. The pending mutations will be taken full notice of and a note will be given in the award statement. Where compensation has been claimed on the basis of registered sale-deeds the compensation will not be paid to the previous owners and will be paid to the new owners after they have established their ownership. ~~Xxx xxxxxxxxxxxxx~~ Where compensation is claimed by the owners and the lessees or/the occupancy tenants for the same land, in such cases, compensation will be treated as disputed and will be referred to the Additional District Judge, for apportionment, under-sections 30 and 31 of the Land Acquisition Act(I), 1894.

15% FOR COMPULSORY ACQUISITION:

As required by section 23(2) of the Land Acquisition Act(I),1894, 15% shall be paid on acconnt of compulsory acquisition.

contd.....12.

ARY OF THE AWARD: The award is summarised as under:-

O.	Block No.	Area Big.Bis.	Rate per bigha	Amount of compensation.
	(A)	268 -5.	Rs.1200/-	Rs.3,21,900.00.nP.
	(B)	104-15.	Rs. 800/-	Rs. 83,300.00.nP.
Add price of wells:-				Rs. 5,500.00.nP.
Add price of structures:-				Rs. 500.00.nP.
			TOTAL:-	Rs.4,11,700.00.nP.
Add 15% for compulsory acquisition:-				Rs. 61,755.00.nP.
Add price of trees:-				Rs. 785.00.nP.
			G.TOTAL:-	Rs.4,74,240.00.nP.

D REVENUE DEDUCTION:

The land under acquisition is assessed to Rs. 4.84.nP. as Land Revenue which will be deducted from the alsa Rent Roll of the village with effect from Kharif,1964.

Mahinder Singh

(Mahinder Singh)
Land Acquisition Collector(II):Delhi.
Dt.31/12/1963.

Submitted to the Collector,Delhi for information.

Mahinder Singh

(Mahinder Singh)
Land Acquisition Collector(II):Delhi.
Dt.31/12/1963.

[illegible]
ADM(L.A) Delhi
with Powers of Collector
COLLECTOR, DELHI 7/1/64

تنقیہ ملکیتی ایوردی 1670 موضع نانکوکی ماہی

1235

آج حسب حکم صاحب ... A.C صاحب بنیاد درستی بہ مقدمہ ... [illegible]

... بہ امداد دینے تنقیہ بابت ایوردی 1670 موضع نانکوکی ماہی ... [illegible]

... [illegible] ... کیا گیا ... [illegible]

... [illegible] ... جمعدار

... [illegible] ... موقعہ پر موجود

... ذیل کا تنقیہ ... [illegible] ... کیا گیا

[illegible] فرد

29

45 — 30 — 45

46

47

47

47

48

48

50 49

50

کل تعداد ... [illegible] ... کا تنقیہ درستی ... فرد

47

... [illegible] ...

... [illegible] ... آج کلتی ... [illegible]

تسمیل ... [illegible] ... جو ... [illegible]

نقشہ متعلقہ ملاحظہ ہوا۔ نمبر خسرہ $\frac{47}{15}$ و $\frac{48}{11}$ بابت نمبران خسرہ گاؤں

میں جمع نہیں ہوا۔ سائلان کو خسرہ نمبران میں تمام نشانات دکھا دیے

ملکیت نہیں ہے اور قبضہ مسلسل 1962ء میں دکھایا گیا ہے بجز

انتقال کوئی نیا قبضہ نہیں ادا ہو سکتا۔ درخواست بدا ...

H.T. (K.A)
12/3/64.

Seen. File.
17.3.64

17/8/62

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