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Award No. 1730  
 Name of Village ..... Nanglei Jat  
 Purpose of Acquisition For Rural Industrial Estate  
 Nature of Acquisition Permanent

Land measuring 16 Bighas-9 Biswas situated in village Nanglei Jat was notified for acquisition u/s 4 of the Land Acquisition Act, 1894 vide notification No. F.15(188)/60-LSG(III) dated 16th July 1962 issued under the authority of Chief Commissioner, Delhi for a public purpose namely for establishment of an Industrial Estate at Nanglei Jat. Notices u/s 5(a) of the Act were issued in the name of all the persons interested on September 20, 1963 and the same were duly served, but no objection whatsoever was received during the scheduled period. A declaration u/s 6 of the said Act in respect of Rect No. 10, Khasra No. 8, 9, Rect No. 11, Khasra No. 24, Rect No. 34, Khasra No. 14, Rect No. 36 Khasra No. 15 and 116/2 measuring 16 Bighas-9 Biswas for the same purpose under the same authority was accordingly issued vide notification No. F.15(188)/60-LSG(III) dated 9th April 1964 and the Collector of Delhi was directed to take order for the acquisition of the said land. Due publicity of this notification as required by law was given. Notice u/s 9 and 10 of the Land Acquisition Act, 1894 were issued to all the persons interested in this acquisition for inviting claims and the same were duly considered. The claims received are discussed under the heading "Compensation Claims". A statement showing the field numbers, ownership, area and classification of soil is given as under:

Sl. No.	Name of Owners	Name of tenant	Khasra No	Area	Remarks
1.	Charanji Lal, Ram Chander ss/o Ratti Ram 1/6, Mst. Ghoghri & Jeevni ds/o Bhoru 1/6, Behari s/o Ram Parshad 1/6, Maha Singh, Hoshiar Singh ss/o Ram Kiran 1/6, Thandi Ram s/o Mehr Singh 1/3	Self cultivation	10 8 9	1-8 1-18 3-6	Chahi " Chahi
2.	Roop Chand & Munshi ss/o Hookmi	-do-	11 34	24 14 4-16 3-0	Chahi "
3.	Rohtas s/o Loe Ram	-do-	36 15	3-4	"
4.	Goan Sabha	Maqbooza Goan Sabha	116/2	2-3	Chahi
Grand Total				16	

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# CLAIMS

The names of the persons who are interested in this acquisition are entered in statement 'B' which has been prepared from the revenue record and forms part of this file. Of the interested parties, the following persons appeared before me and put in their written claims mainly on the ground that the land under acquisition has great potential value because of the fact that it is situated on main Rohtak Road, is very near the Rohtak Railway Station and Village Abadi and is also just close to the Pusa Institute. They have further stated that the entire land is Chahi and as such its compensation should be assessed accordingly. The claims filed by them are discussed in serial as under:

1. Sarvshri Munshi and Rup Chand ss/o Hukmi have claimed compensation @ Rs. 20/22 sq.yd. and have filed copies of registered sale deed No.3978 dated 17th April 1956 and No.2414 dated 12th July 1961 from a perusal of which it appears that one Munshi and Smt. Mehr Kaur purchased 252 sq.yds of land situated in village Mangloi Jat for Rs. 1000/- while one Mir Singh s/o Khushia purchased only 5 Biswas of land situated in the same village for a sum of Rs. 1375/-. The claim appears to be excessive. As these sale transactions relate to very small plots of land for which buyers are generally available in large number, compensation cannot be allowed on the basis of the ~~sale deeds~~ sale deeds produced by the claimants.

2. Shri Rohtas s/o Loe Ram has submitted his claim in respect of Khasra No. 36/15 sq. yds. He too has filed the copies of the sale deeds already discussed against claim No.1.

Out of the remaining interested parties only Behari s/o Ram Parshad, Ram Chandra s/o Ratti Ram have filed their claims in respect of 3 Bighas-6 Biswas of land and have demanded compensation @ Rs.20/22 per sq.yds but have filed no documentary proof in support of their claims.

## MARKET VALUE

We have to judge the market value of the land under

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acquisition as prevailing on the date of notification u/s 4 namely 16th July 1962. With this end in view the NT (LA) has furnished the following data in respect of the sale transactions which took place during the last 5 years preceeding the date of notification u/s 4.

Sl. No.	Year	Area	Amount	Average per Bigha
1.	1957-58	41-12	17250/-	
2.	1958-59	-		
3.	1959-60	18-16	39200/-	
4.	1960-61	20-1	14550/-	
5.	1961-62	4-16	1200/-	
Total		85-5	72200/-	Rs.846.92 Np

Apart from the various sale transactions mentioned above, several awards were drawn in this village. The most relevant award is No. 1635. It was drawn by my predecessor in pursuance of notification No. 15(188)/60-LSG dated 16th March 1961 issued u/s 4 of the Land Acquisition Act. The following rates were awarded for different classifications of land.

Chahi	Rs. 1250/- per bigha
Rosli	Rs.1100/- -do-
G.mumkin	Rs. 600/- -do-
on the spot	

I have made an inspection of the land under acquisition, the land involved in the awards referred to above and the land pertaining to the sale deeds filed by the claimants as well as land relating to the other sale transactions during the last 5 years preceeding the date of notification u/s 4 of the Act. In fact the land under acquisition is surrounded on all the sides by the land covered under award No. 1635. It is situated on Delhi Rohtak Road and is also very close to the Railway Station. The registered sale deeds Nos. 3978 and 2414 dated 17.4.56 and 12.7.61 respectively produced by the claimants in their evidence relate to the sale of small plots of land situated at a short distance from the land under acquisition, but prices quoted therein cannot be

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taken as a true indicative of fair market value in as much as in such transactions <sup>the</sup> prices are generally over stated by vendors in collusion with vendees either for defeating pre-emption claims or for fetching more prices by way of resales. The average price per ~~bigha~~ worked out above on the basis of sale transactions preceeding last five years of the notification u/s 4 of the Act comes to Rs. 846.92 Np. It give us a fairly reasonable idea about the market value of the land in the locality. But the above mentioned average price per bigha does not include sale transactions of such plots of land, the mutations of which have not been sanctioned. It would not, therefore, be fair to assess the price of land under acquisition according to the average sale price per bigha referred to above particular ~~transaction~~ <sup>when</sup> my predecessor has given a higher rate, in respect of the land situated just adjacent to the land under acquisition. Thus after giving full consideration to all the factors namely, the situation, the quality of the land, the relevant sale transactions and the awards announced by my predecessors in respect of adjacent or other land in this village and also allowing some appreciation of prices, I am of the view ~~that~~ that Rs. 1250/- per bigha in respect of Chahi land and Rs. 600/- per bigha in respect of Gairmunkin Khal would be most fair and reasonable rate of the land under acquisition and award accordingly. 15% of this value would be paid as solatium for compulsory acquisition.

#### TREES, WELLS AND OTHER STRUCTURES

Since there is no tree or well or any other structure in the land under acquisition, the question of determining any compensation in respect of these items does not arise.

#### INTEREST

The possession of the land under acquisition has not yet been taken and as such the question of payment of interest does not arise.

#### APPORTIONMENT

*Amr* The payment will be made on the basis of the entries in

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the Revenue Record as existing in Statement 'B' which is reported to have been prepared from the latest revenue record.

The award is summarised as follows:

Sl. No.	Kind of land	Area Big. Bis.	Rate per Bigha	Amount of Compensation
1.	Chahi	14 6	Rs.1250/-	Rs.17,875-00
2.	G.M.Khal	2 3	Rs. 600/-	Rs. 1290-00
	Total			Rs.19,165-00

Add 15% for compulsory acquisition = Rs. 2,874-75

Grand Total = Rs.22,039-75

# LAND REVENUE

The land under acquisition is assessed to a land revenue of Rs. 4.53 Np. This amount will be deducted from the Khalsa Rent Roll of the village.

*M. Mustafa*  
( M. MUSTAFA )  
LAND ACQUISITION COLLECTOR: DELHI  
27-8-64

Forwarded to the Dy.Commissioner (Collector of the District) for information.

*M. Mustafa*  
( M. MUSTAFA )  
LAND ACQUISITION COLLECTOR: DELHI  
27-8-64

Seen

*H. M. M. M. M.*  
ADMLA Delhi

31/8/64

COLLECTOR, DELHI.

( To be published in Part IV of Delhi Gazette.)

DELHI ADMINISTRATION, DELHI.

NOTIFICATION.

Dated the 16th July 1962, 1962.

No.F.15(188)/60-LSG(111)

Whereas it appears to the Chief Commissioner, Delhi that land is likely to be required to be taken by Government at the public establishment expense for a public purpose, namely for the Planned Development of 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 provisions of section 4 of the Land Acquisition Act, 1894, to all whom it 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.

<u>Locality or village.</u>	<u>Total area.</u>		<u>Field Nos. or boundaries.</u>
	<u>Big.</u>	<u>Bis.</u>	
Nangloi Jat.	16	9	10/8, 9, 11/24, 34/14, 36/15, 116/2.

By order,

Sd/- Jagmohan,  
Deputy Housing Commissioner,  
Delhi Administration, Delhi.

No.F.15(188)/60-LSG(111) Dated the 16th July, 1962.

Copy forwarded to the:-

- 1) R & S Deptt. (in duplicate) for publication in Delhi Gazette.
- 2) L.A.C. IV, Delhi.
- 3) A.H.C. II, Delhi.
- 4) Director of Industries, Delhi Admn.
- 5) Secretary (Industries) Delhi Admn.
- 6) Tehsildar, Delhi Administration L&H Deptt.

Sd/- Jagmohan,  
Deputy Housing Commissioner,  
Delhi Administration, Delhi.

not added & No. 52

11/14/64

(To be published In Part IV of Delhi Gazette.)

DELHI ADMINISTRATION: DELHI:

NOTIFICATION.

Dated the March, 1964.

No.F.15(183)/60-LSG:- 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 Establishment of an Industrial Estate; it is hereby declared that the land described in the specification below is required for the above purpose.

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

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

SPECIFICATION.

Village or locality.	Total area.		Field Nos. or boundaries.
	Big.	Bis.	
Nangloi Jat.	16	- 9	10/8, 9, 11/24, 34/14, 36/15, 116/2.

By order,

*July*

(JAGMOHAN)

DEPUTY HOUSING COMMISSIONER,  
DELHI ADMINISTRATION: DELHI:

No.F.15(183)/60-LSG.

Dated the *April* March, 1964.

Copy forwarded to the:-

- 1) Recruitment & Services Department (in duplicate) for favour of publication in Part IV of Delhi Gazette.
- 2) Land Acquisition Collector IV, Delhi.
- 3) Assistant Housing Commissioner II, for information.
- 4) Director of Industries, Delhi Admn. 1-1-64, Delhi.
- 5) Tehsildar, Land & Housing Department, Delhi Admn. Delhi.
- 6) Secretary (Industries) Delhi Admn. Delhi.

*Edar (notifications)*

(JAGMOHAN)  
DEPUTY HOUSING COMMISSIONER,  
DELHI ADMINISTRATION: DELHI:

"Ratan"

5 / T.N.

*ADMI (10)*  
*10/4*

*For n.a. plan*  
*S. R. K. S. N. T.*  
*27/4*  
*No. 1560/1000*  
*29/4/64*