

Award No 1837

Name of the VillageNangloi Jat.
Nature of acquisition..... Permanent.
Purpose of acquisition..... Constrution of Mirari Sulaman
Nagar, Link Drain.

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The Delhi Administration notified an area of 8 bighas and 9 biswas for acquisition in V.Nagloi Jat for the above noted purpose vide its notification Nos. F.15(45)/64-LSG dated 6.6.64, F.15(45)/64-LSG.II dated 6.6.64 and F.15(45)/64-LSG.III date 6.6.64 issued u/s 4, 6 and 17 respectively. In the notification u/s 6 the collector was also authorised to take notices of acquisition u/s 7 of the land Acquisition Act 1894, Due publicity was given to these notifications. Notices u/s 9 and 10 were issued to the parties interested in the land under acquisition and claims etc. filed by them ~~have~~ will be discussed at the appropriate place.

MEASUREMENT AND NATURE OF SOIL:

According to the measurement done at the site and after scrutiny of the Revenue Records by the Field Staff, the actual area to be acquired comes to 8 bighas 9 biswas.

Classification of land in the Khasra Girdawari for the year 1964 has not been given hence it is not possible to give the nature of soil. However the entire land under acquisition is arable.

OWNERSHIP AND TENANCY:

The following persons are the owners and occupants of the land under acquisition.

S.No.	Name of owner	Name of the cultivation	Kh.No	Area	Remarks
			Rect. Kil		
1.	Om Parkash alias Lala s/o Debi Singh r/o Nangloi Jat.	Self Cultivation.	36 10/1	0-09	
2.	Ishwar Chand s/o Bishamber Dass, Matoo	" "	37	16/1/1	0-10
	Ram s/o Kesho Ram, Raghbir		36	20/1	0-16
	saran s/o Siri Ram, Siri		36	20/1	0-08
	Kishan s/o Chuni Lal all		36	21/1	0-14
	in equal shares in 1/2 share		37	16/2/1	0-03
	Smt. Birhma Devi w/o Bhakhtawar				2-11
	Lal. Smt. Shala Devi w/o Jai Chand.....				
	all in equal shares in 1/2 share r/o Model Basti.				

Note:-K.No. 37/16/2 measuring 1 bighas 6 bis. is thecated with Rs. 400/-

ontd.

3. Bhoro s/o Chela r/o Nangloi Jat.	Self cultivation.	37 39 15/1 37	0-19
4. Smt. Chunia wd/o Lila Ram r/o Nangloi Jat.	- do -	39 1/1	0-14
5. Hardev Singh s/o Umroa Singh...2/3	- do -	39 10/1	0-14
Mohinder Singh s/o Hardev Singh ...1/3 r/o Nangloi Jat.		39 11/1	<u>0-14</u> 1-08
6. Parma s/o Deep Chand	- do -	39 19/1	Less than bi
		39 20/1	0-14
7. Ram Singh s/o Bhe Ram	- do -	39 22/1	0-17
		39 23/1/1	less than bis.
8. Jai Ram s/o Ram Sahai	- do -	39 23/2/1	0-06 K.No. 58/
		58 3/1	0-11 cated wi
			govt. for
			<u>0-17</u> Rs. 400/-

Total are under acheme 8 bighas and 9 biswas.

CLAIMS ANDEVIDENCE:

In response to the notices u/s 9 and 10 follwing persons have filled their claims and evidence.

1. Shri Bhoro s/o chunna r/o Nangoi Jat has claimed Rs. 7000/8000 per bigha and has stated that his land is situated near the Rohtak Road. In proof he has filed a copy of sale deed dated 16.8.62 according to which land measuring 4 bighas and 19 bis. was sold out for Rs. 20000.
2. Shri Parma Nand s/o Deep Chand r/o Nangoi Jat has filled a claim for Kh.No. 20/1 and has demanded compensation @ Rs. 6000/7000/- per bighas. He has discribed his land as Nehi which is situated near the Abadi of V. Qamruddin Nagar and Rohtak Road. No proof has been filled by him.
3. Shri Jai Ram s/o Ram Sahai through Leo Ram his son has asked for the same rete as at S.No.2 above for his land. The copy of the sale deed through which he purchased this land is not with his claim nor he has produced any proof in support of his claim.
4. A joint claim has been filled by the following in respect of K.No. 36/20/2 (16 bis), 36/20/2 (8 bis) 36/21/1 (14 bis), 37/16/2/1 (3 bis) measuring 2 bishas and 1 bis.

Contd....3

- (1) Shri Ishwar Chand Gupta s/o Bishamber Dass r/o 88, Model Basti
- (ii) ^{Malu} Sh. Mehra Ram Gupta s/o Shri Kisho Ram s/o, 89, Model Basti
- (iii) " Raghbir Saran s/o Sri Ram r/o 93 Model Basti.
- (iv) " Sri Kisham Gupta s/o L. Ghuni Lal r/o 64 Model Basti.
- (v) Smt. Birma Devi w/o L. Bakhtawar Lal r/o 58, Model Basti.
- (vi) " Sheela Devi w/o Jai Chand r/o Model Basti.

They have demanded compensation @ Rs. 10/- per sq. yd. for land Rs. 2000/- for well (in the process of Sant Singh) and Rs. 5000/- for severance charges as their land will be divided into two parts by the construction of the drain. No proof has been filled.

5. S/Shri Ram Singh s/o Abbey Ram (for K.Nos. 39/22/1, 23/1/1) Hardev Singh ^{Shri Ram Singh} and Mohinder Singh/s/o/Hardeo Singh ^{Umrao Singh} (for Kh.Nos. 39/10 and (39/11/1) and Bhoro s/o Chuna (for Kh.No. 37/15/1) have demanded Rs. 4500/- per bigha for these lands. The land is stated to be situated on the main Rohtak Road. In proof they have filled a copy of sale deed dated 26.12.57 according to which land measuring 1 bigha and 10 biswas was sold out for Rs. 6750/-.

All the above claims are ^{exorbitant} ~~exorbitant~~ and the evidence produced by the claimants pertain to the lands situated in a better position than the land under acquisition. The land relating to these transactions are adjacent to the extended 'Abadi' of the village which have come into existence recently and is unauthorized. Hence these two transactions can not be considered ^{relevant} ~~evidence~~.

MARKET VALUE

The land under acquisition is situated towards the North-West of the village Abadi.

The market price of the land is to be determined as on 13.11.59 ^{6.6.64} the date of notification y/s 4 and the average sale price in the preceeding five years from this date comes to Rs. 2036.06 paisa per bigha. The year wise breakup is as under.

Year	Area sold		Consideration	Average
	Big.	Bis.		
1959-60	18--	16	Rs. 39200/-	Rs. 2085.11
1960-61	36---	00	Rs. 17800/-	Rs. 494-44
1961-62	14-12		Rs. 34375/-	Rs. 2354.45

Contd...4

1963-64	24---13	Rs. 100166/-	Rs. 4063.53
TOTAL	94---01	Rs. 1,91,541/-	Rs. 2036.06

It will be seen that prices have been fluctuating every year and it was highest in 1963-64 and ^{lowest} towards in 1960-61.

Most of the transactions which took place during the preceeding five years from the date of notification u/s 4 pertains to the land near to the V. Abadi or extension of V. Abadi which has spring up in recent years. My attention has also been drawn to the following:- previous awards, which have been announced in the village so far:-

No. of award	No and date of notification u/s 4	Area acquired.	Compensation awarded.		
1143	F.15(116)/59-LSG 7.11.60	2--16	@ Rs. 750/- per high		
1321	F.15(III)/59-LSG 13.11.59	4--17 G.M. 304--00 Nehri Chahi & Rosli 91--16 Banjar Qadim	@ Rs. 4009.00 @ Rs. 1000.00 @ Rs. 750.00	" "	" "
1390	F.15(56)/63-LSG 22.6.62	21-02 Chahi 4-04 Rosli G.M.	@ Rs. 1600.00 @ Rs. 1300.00	" "	" "
1403	F.15(245)/60-LSG/L&H 24.10.61	454-05 5-00 Nehri 17-13 G.M-	@ Rs. 1250.00 @ Rs. 600.00	" "	" "
1440	F.15(78)/61-LSG II 12.7.62	3-10 2-18	@ Rs. 1000.00 @ Rs. 600-00	" "	" "
1564	F.15(III)/59 13.11.59	0-19 Chahi 10-04 Rosli 7-15 G.M-	@ Rs. 1000.00 @ Rs. 1000.00 @ Rs. 400.00	" "	" "
1612	F.15(245)/60-LSG/L&H 24.10.61	220-16 Chahi Rosli G.M.	@ Rs. 1250.00 @ Rs. 1100.00 @ Rs. 600-00	" "	" "
1622	F.15(245)/60-LSG/L&H 24.10.61	1--06	@ Rs. 1250.00	" "	" "
1635	F.15(188)/60-LSG 16-3-61 3	247-00 Chahi 17-04 Rosli 4-02 G.M-	@ Rs. 1250.00 @ Rs. 1100.00 @ Rs. 600.00	" "	" "
1670	F.15(III)/59-LSG 13.11.59	268-05 104-15	@ Rs. 1200.00 @ Rs. 800.00	" "	" "
1730	F.15(188)/60-LSG(III) 16.7.62	14-06 Chahi 2-03 G.M. Khal	@ Rs. 1250.00 @ Rs. 600.00	" "	" "

The claimants have demanded price ranging between Rs. 6000/- to Rs. 8000/- per high but they have failed to substantiate the claim fully. There is no denying the fact that the land has some potential.

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value and is near to the village Abadi-Nangoi Jat- which is on the process of development. After giving full consideration to the demand of the claimants, the evidence produced by them, the situation and the quality of the land, the relevant award already announced in the village and all other factors I am of the opinion that a flat rate of Rs. 1000/- is most reasonable and fair and award the same accordingly.

STRUCTURES THREE AND WELLS:

There is no well, structure and tree on the land under acquisition.

APPORTIONMENT :

The compensation will be paid to the persons, according to their shares in the land under acquisition.

1. That Kh.Nos. 37/16/2/1 and 53/3/1 having hypothecated with the Government for Taccavi Loan its compensation will be withheld till a clearance certificate is produced by the owners from the competent authorities.

Religious Place, Trust Property etc: There is no religious structure trust property etc. on the land under acquisition.

Solatum and interest: 15% will be allowed to the owners as compensation acquisition charges.

Possession was taken on 24.6.65 and interest @ 6% P.A. is allowed from that date.

Land Revenue : The land under acquisition is assessed to Rs. 3.13 paise as land revenue and the same will be deducted from the Khalsa Rent Roll of the Village from the next harvest the possession is taken over.

Summary of the Award.

Compensation for 8 bighas and 9 bis. of land @ Rs. 1000/- per bigha.

Rs. 8450/-

Solatum ~~5%~~ of the compensation.

Rs. 1267.50

Total

Rs. 9717-50

(Rs. Nine thousand seven hundred seventeen and fifty paise only)

(SHAM KARAN)
LAND ACQUISITION COLLECTOR (P)
DELHI.

Forwarded to the Deputy Commissioner (Collector of the District) for information and filing the award.

Kam Karan
9/7
(Sham Karan)
Land Acquisition Collector (P)
Delhi.

Seen.
read in court
A.D.M. L.A.

With Powers of Collector, Delhi
12.7.1965.

COLLECTOR, DELHI

Prepare and Submit Nakshe.
Sanction and Statement
A. J.
13/7

Naksha Mantzamu and Statement
It is prepared & Sub. Submitted plan
[Signature]

and (P)

Announced today in the
presence of interested persons
[Signature]

30/3