

AWARD NO. 2037
NAME OF THE VILLAGE.....NANGLOI JAT
NATURE OF ACQUISITION.... PERMANENT.
PURPOSE OF ACQUISITION... PLANNED DEVELOPMENT OF DELHI.

8 bighas 17 biswas of land in village Nangloi Jat were notified u/s 4 by the Lieutenant Governor of Delhi for the Planned Development of Delhi vide notification No.4(5)/63-L&H(11) dated 15th November 1966 after denotifying it from the Chief Commissioner of Delhi's declaration No.F.4(5)/63-L&H dated 20th June, 1966 published at page 129-30 in part IV of the Delhi Gazettee dated the 30th June, 1966 vide notification No.F.4(5)/63-L&H(1) dated 15.11.66. Wide publicity to the said notification u/s 4 was given but no objection u/s 5A was received from any quarter. Declaration u/s 6 of the Act for the said area was made by him vide notification No.F.4(5)/63-L&H dated 3rd April, 1967. Notices u/s 9 and 10 of the said Act were issued to the interested persons to submit their claims which have been submitted and will be discussed at the proper place.

'MEASUREMENT'

Measurement of the area bearing Kh.Nos killa No.3/2 of Rect No. 49, Rect No.94/1/2 and Rect No.95/2 notified u/s 6 was taken and is found to be correct as per notification u/s 6. Land bearing Kh.No.94/1 is entered in the name of Government in the Revenue Record L.R.4 and Kh. asra and as ShamLat Deh in Khatauni. Its sub-numbers Kh.No.94/1/2 measuring 7 big.13 bis is a road and public thoroughfare. However the whole area 8 big.17 bis are being acquired in the present scheme.

'OWNERSHIP'

The details of the ^{remaining} area under acquisition, ownership, tenency, Kh. Nos and classification of soil are as follows:-

No.	Name of owners	Name of occupant	Kh.No.	Area	Kind of soil
1)	Ram Sarup s/o Hiram Rattan s/o Daya Kishan Lakhi Ram s/o Teja, Dharam Singh s/o Ramji Lal Alias Bodla all the four in equal share Ahir r/o V.Nangloi Jat.	Self	49/3/2	0-04	Jadid No.1
	Gaon Sabha	Self	95/2	<u>1-00</u> 1-04	G.M. Khal
	Jadid No.1(0-4) G.M.Khal(1-0)				

Contd.....2

CLAIMS AND EVIDENCE

In response to notices u/s 9 and 10 of the Land Acquisition Act 1894 the following claims have been received.

S.No.	Name of claimant	Kh.No.	Rate claimed	Remarks.
1.	Ram Sarup s/o Hira, Rattan s/o Daya Kishan Lakhi Ram s/o Teja Dharam Singh s/o Ramji Lal Alias Bedla.	49/3/2	Rs.10000/-	They have stated per bigha. that land is very fertile and gives three crops a year.
2.	Sh.B.M.L.Gaumat, Officer on Special duty (LR)	In his letter No. L.M.B./Lit/4440 dated 14.8.67 he has stated that the land management of Gaon Sabha Nangloi Jat vest in the D.C.Delhi and that the compensation of Kh.No. noted in the notice be paid to the Deputy Commissioner, Delhi and the cheque may be issued in the name 'D.C's Land Management Fund' also that payment must not be made to any one else.		

'MARKET VALUE'

8 BIGHA 17 BIS ARE Under acquisition in the present scheme. Out of it 7 big. 13 bis are covered by road and no compensation is being asked for it; one bigha is covered by khal and the remaining is agricultural

land. This is about 1000 feet away from the Delhi Rohtak Road and immediately behind the ~~paints~~ factory, in Kh.No. 374 and 375.

In 1963 some land of this village was notified under section 4. It was acquired through award No.1957 and the L.A.C. divided the land into two Blocks and he allowed Rs. 3100/- for Block A and Rs. 1500/- for Block B. This land adjoins the land under acquisition and the land under Block A is adjacent to the land under acquisition. But there is a difference of about three years between the notifications u/s 4 of the two.

One more notification u/s 4 was issued in 1967 viz. notification No.F.15(76)/66-L&H I, II, III dated 17.2.67. The situation of this land is better than situation of land under acquisition and also the land acquired in award No.1957. That is why the transaction in respect of Kh.No.33/20-21 measuring 6 bighas of which the price per bigha is Rs.4331/- and which took place on 26.5.66 was considered for arriving at fair and just market price. Besides, that is highest price obtained in that year (1966-67).

Kh.No.33/20-21 is close to the Abadi and has two pucca roads on two sides. Moreover it is about six furlongs from the land under acquisition.

The length of the Khal measuring 1 bigha is 876 feet and width is 4 feet (on the site) and depth is about 2 feet. As such it is neither useful for ~~building~~ ^{being} nor agricultural purposes. Only 4 bis are good and can be put to either use. The land reforms Act is applicable to this village. However transactions that have taken place prior to notification u/s 4, which in this case was issued on 15th November 1966 cannot be ignored, and the market value fixed arbitrarily. The relevant transaction is in respect of Kh.No.33/20-21. As already explained, the situation of the said Kh.No. does not warrant application of its price to the land in the present scheme. That means the value of land presently ~~being~~ ^{being} ~~acquisition~~ ^{red ad} falls between Rs. 4331/- and Rs.3,100/- allowed in award No.1957. But then the rate allowed in the scheme notified u/s 4 through notification No.F.15 (76)/66-L&H,I,II,III dated 17.2.67 is less than Rs. 4,331/-.

The claimants have demanded Rs.10,000/- per bigha which is very high and no evidence has been adduced to substantiate it.

Taking into account various factors like the situation, the area, the undeveloped nature of the land and prices of land sold and the awards announced in the village, I consider that for 4 bis Rs. 3,300/- per bigha kham and Rs.750/- for 1 bigha(Khal) is fair and reasonable market value and I award the same.

TREES, WELLS and STRUCTURES

There are no wells, trees and structures on the land under acquisition.

RELIGIOUS PROPERTY

There is no temple, mosque, grave yard or any religious place in the land under acquisition.

INTEREST

The possession of the land under acquisition has not so far been taken over. The question of allowing any interest does not arise.

SOLATITIUM

15% solatium will be allowed as required the Act.

Contd....4

DEDUCTION OF LAND REVENUE

The land under acquisition is assessed to Rs. 6-49 as land Revenue. The same shall be deducted from the land Revenue Roll of this village from the next harvest after possession of the land is taken over.

MODE OF PAYMENT.

Compensation will be paid according to the entries made in Revenue Record.

The award is summarised as under:-

SUMMARY

Compensation for 4 bis
@ Rs. 3300 per bigha ~~xxx~~
Compensation for 1 bigha at
Rs. 750/- per bigha kham.
7 Bigha 13 Biswas Road.
15% towards compulsory
acquisition.

Rs. 660-00

Rs. 750-00

No Compensation

Rs. 211-50

Rs. 1621-50

(Rupees One thousand six hundreds twenty one and fifty paise only)

Sham Karan
23.10.67

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

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

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

1. Award will be announced on 28-11-67
if Ham. Issue notice to the interested
persons.
2. Statement A and Naksha Hamgani
has prepared and submitted.

14/11

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

DELHI ADMINISTRATION: DELHI.

NOTIFICATION.

Dated the 15th November, 1966.

NOF.4(5)/63-L&H(ii):- Whereas it appears to the Lieutenant Governor, Delhi that land is likely to be required to be taken at the public 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 Lieutenant Governor 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.

Name of the Village or Locality.	Total Area		Filed Nos. or Boundaries.
	Big.	Bis.	
Nangloi Jat.	8	17	$\frac{49}{3/2}$ —, 94/1/2, 95/2.

By order

Sd/-

(Jagmohan)

Special Secretary (Land & Building)
Delhi Administration, Delhi.

No.F.4(5)/63-L&H(ii).

Dated the 15th November, 1966.

Copy forwarded to the:-

1. Public Relations Department, Delhi Administration.
(in duplicate) for publication in Part IV of the Delhi Gazette
2. Addl. District Magistrate (LA), Delhi.
3. Land Acquisition Collector (Palam), Delhi.
4. Legal Adviser, Land & Building Department, Tis Hazari, Delhi
5. Tehsildar, Land & Building Department, New Delhi.

(Sd/-

(Jagmohan)

Special Secretary (Land & Building)
Delhi Administration, Delhi

Compass

Suman Singh
N.T.L.A.
7-7-67.

(TO BE PUBLISHED IN PART IV OF THE DELHI GAZETTE)

DELHI ADMINISTRATION, DELHI.

NOTIFICATION

Dated the 3/4 March, 1967.

No. F.4(5)/63-L&B; whereas it appears to the Lieutenant Governor 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 the said land.

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

Specification

Village or Locality.	Area Sq. Mts.	Field Nos. or Boundaries.
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Wanglaj Jat.	8 17	
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~~1/1~~ ~~1/2~~ ~~2/1~~ ~~2/2~~

By order,

Sd/-

(Jagmohan)
Secretary (Land & Building)
Delhi Administration, Delhi.

No. F.4(5)/63-L&B.

Dated the 3/4 March, 1967.

Copy forwarded to the:-

1. Public Relations Department (in duplicate) for publication in part IV of the Delhi Gazette. (Land acquisition)
2. Additional District Magistrate, Delhi.
3. Land Acquisition Collector (Palam Circle) Delhi.
4. Legal Advisor, (Land & Building Department) Delhi.
5. Tehsildar (Land & Building Department) New Delhi.

(Jagmohan)
Secretary (Land & Building) Delhi
Administration, Delhi.

سدر برپوشه بنویس و اسناد زیر در ذکا نیه کار پیگیری

3-5-67