

AWARD No. 2/72-88

Name of the Village
Nature of Acquisition
Purpose of Acquisition

Nangloi Jat
Permanent
Keshopur Effluent Irrigation
Scheme.

***** **

These are proceedings for determination of compensation under section 11 of the Land Acquisition Act, 1894. The land measuring 16 Bighas 13 Biswas situated in village Nangloi Jat was notified under section 4, 6 & 17 of the Land Acquisition Act vide Delhi Administration Notification No. F.7(4)/77-L&B Vol. II(1), F.7(4)/77-L&B-Vol. II(2) and F.7(4)/77-L&B-Vol. II(3) dated 15.7.78 respectively required for a public purpose namely "Keshopur Effluent Irrigation Scheme". Notices under section 9 & 10 of the Land Acquisition Act were issued to the person interested and claims filed by them are discussed here after the hearing "Compensation Claims".

TRUE AND CORRECT AREA

The land under acquisition was measured on the spot by the land acquisition field staff and are found available for acquisition was 16 Bighas 13 Biswas as notified.

OWNERSHIP :-

The details of khasra No., Ownership, tenancy and classification of land are as under :-

S.No.	Name of the Shumidar	Name of the occupant	Khasra No.	Area	Kind of soil
1.	Kehri S/o Khubi, one share, Surat Singh, s Sarfar Singh Ss/o Bhima.. one share, Kamla S/o Bhartu one share, Mauji Ram, Ram Pershad Ss/o Behari 2/3 share, Ranjit Singh S/o Deep Chand 1/3 share - - - one share	Self	77/22/2 23/2	0-19 1-66 2-66	Abpash -20- -20-
2.	Garib Ram, Charan Singh Ss/o Nihala in equal share.	Self	78/8/2	0-02	-20-
3.	Zile Singh, Sube Singh Mohinder Singh Ss/o Thakarya in equal share	Self	78/6/2 7/2	0-12 0-13 1-66	-20- -20- -20-
4.	Tej Ram S/o Nihala	Self	79/27/2 8/2 9/2 10/2	0-12 0-12 0-12 2-66	-20- -20- -20- -20-
5.	Guli Chand A S/o Bhola	Self	86/5/2	1-66	-20-
6.	Baljit Singh, Uma Singh Suren Singh, Samender Singh, Brijrajit Singh Ss/o Pharam Singh in equal share	Self	79/6/2 80/10/2	0-12 0-12 1-64	-20- -20- -20-

- 2 -

7.	Niahar S/o Nathan	Self	77/16/2/2 17/2 24/1 78/20/2	2-66 0-14 0-12 0-18 <u>3-10</u>	Abpash -40- -40- -40-
8.	Mange Ram S/o Hari Singh	Self	78/11/2 12/2	0-68 1-06 <u>1-14</u>	Abpash -40-
9.	Harphal S/o Gela Ram	Self	25/1/2 2/1 26/6/1	1-66 0-67 0-62 <u>1-15</u>	-40- -40- -40-
10.	Nalel S/o Fateh Chand 1/2 share, Mussari S/o Gopi Chand 1/2 share	Self	78/14/1 13/2/1	0-61 1-04 <u>1-05</u>	-40- -40-
Grand Total			16 Bighas 13 Bis.		

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COMPENSATION CLAIMS

S No.	Name of the owners	Khasra & Area	Compensation claims
1.	S/Shri Nalel Singh S/o Fateh Chand, Mauji Ram S/o Behari, Mange Ram S/o Hari Singh, Niahar S/o Natha, Harphul S/o Galla Ram R/o Nangloi Jat	Area given in notices u/s 9 & (1) & 25 35	They have filed an affidavit to this effect that demar- cation of the land under acquisition has not been made on the spot.
2.	Tej Ram S/o Nihala Charan Singh S/o Nihala Uma Singh S/o Pharna Sube Singh S/o Thakaria R/o Vill. Nangloi Jat	-40-	-40-
3.	Gulli Chand S/o Shola Ram R/o Village Nangloi Jat	26/5 min(1-35)	claimed compensa- tion @ Rs.10,000/- per bigha for the land Rs.5000/- for sever- ance charge. Rs.5000/- for long Way.
4.	Kanhiya S/o Sukh Lal R/o Vill. Nangloi Jat	23/10, 11 min (2-32), 37/15/ 2/2	Has claimed com- pensation Rs.20000/- for the land.
5.	S/Shri Uma Singh, Baljit Singh, Surender Singh Samarinder Singh, Brijam Jit Singh S/o Pharam Singh R/o Vill. Nangloi Jat	79/6 & 10 against notices u/s 9(1)	Has claimed com- pensation @ 10,000/- per bigha for the land Rs.5000/- for sever- ance charges Rs.15000/- for tube well Rs.2000/- P.S. for crop damages.
6.	S/Shrizile Singh, Sube Singh, Mahinder Singh S/o Thakaria R/o Vill. Nangloi Jat	78/6 & 7 against notices u/s 9(1)	-40-
7.	Tej Ram S/o Nihal Singh R/o Village Nangloi Jat	79/12, 13, 14 against notices u/s 9(1)	-40-
	Kabhi S/o Khubi	77/22, 23	Have claimed

3

Kanle S/o Bartu, Mauji
 Ram S/o Behari, Ram P S/o
 Behari, Ranjit Singh S/o
 Deep Chand, Suse S/o Bhima
 Sarware S/o Bhima all R/o
 Village Nangloi Jat

10. Dalel Singh S/o Fateh Chand 78/13/2/1,
 Mussari S/o Gopi Chand 14
 R/o Vill. Nangloi Jat

10. Mange Ram S/o Hari Singh
 R/o Vill. Nangloi Jat

Given in notice
 78/11/2, 12/2

11. Nishar S/o Nathwa
 R/o Vill. Nangloi Jat

Given in the
 notice
 77/16/2/2,
 17/2, 24/1 &
 78/20/2(3-22)

12. Harphul S/o Gaila Ram
 R/o Village Nangloi J at

given in the
 notice
 85/1/2, 2/1 &
 86/6/1(1-15)

compensation Rs. 30,000/-
 P.B. for the land
 Rs. 5000/- for sever-
 ance charges
 Rs. 15000/- for Tube-
 well
 Rs. 5000/- for destruc-
 tion of crops fed
 -r

have claimed comp-
 ensation @ Rs. 10,000/
 P.B. for the land
 Rs. 5000/- for sever-
 ance charges
 Rs. 2000/- for crop
 of wheat p.b.

has claimed compen-
 sation @ Rs. 30,000/-
 P.B. for the land
 Rs. 15,000/- cost of
 Tube well
 Rs. 2000/- for sever-
 ance charges
 Rs. 2000/- P.B. for
 destruction of crop
 @ Rs. 30,000/- P.B.
 for the land
 Rs. 20,000/- for
 severance charges
 Rs. 20,000/- for Tube
 well & kothas
 Rs. 10,000/- for sev-
 erance charges
 Rs. 2000/- P.B. for
 destruction of crop
 & fodder
 has claimed compen-
 Rs. 30,000/- for the
 land per bigha
 Rs. 2000/- for sever-
 ance charges
 Rs. 2000/- P.B. for
 destruction of
 crop fodder

DOCUMENTARY EVIDENCE :-

Persons interested have not filed any documentary evidence
 in support of their claims.

MARKET VALUE :-

The market value of the land under acquisition has to be
 determined with reference to the price prevailing at the date of
 notification u/s 4 of the Land Acquisition Act, with all its
 advantages and with all its potentialities. The best evidence
 available to arrive at the correct market value of the land would
 be the evidence of genuine sales executed about the times of
 notification either in respect of the land under acquisition or
 the portion thereof or sales of land precisely parallel in all
 circumstances to the land under acquisition. None of the claimant

have filed any documentary evidence /proof to support the claims but they have demanded the compensation at different rates arranging from Rs.10,000/- to Rs.30,000/- per bigha besides damages on account of cost of the standing crop at the time of taking over possession. Since the claimants have not brought any evidence on record to support the claims, alternatively I have consulted the awards announced by the L.A.Cs. in this village and also to the surrounding villages in the parallel circumstances. In this village two awards have been given by the L.A.C., award No. 31/79-80 was announced on 28.1.1981 which was based on the notification u/s 4 dated 15.7.78 at the rate of Rs.24,000/- per bigha and award No. 83/80-81 which was given by the L.A.C.(P) @ Rs.5000/- per bigha. 3rd award was given by the L.A.C.(P) @ Rs.5650/- per bigha bearing award No. 97/80-81. This award is based on the notification under section 4 dated 7.12.78. Besides this award Rs.4000/- was given in Nilothi adjacent to the land under acquisition. That award was based on the notification u/s 4 dated 21.9.79. I have visited the site today and have also examined the land covered by the award referred to above. The land is situated on Nangloi Najafgarh Road and is in the vicinity of the land covered by the award No. 72/80-81. The land covered by award No.31/79-80 83/80-81, 97/80-81 is situated on the Delhi Rohtak Main Road and ~~partly~~ partly towards Sultanpuri. That portion of the tract is mostly used for residential purposes and all facilities like Water, Electricity, Banks, Police Station and Bus Stand etc. are available, therefore, the awards ^{referred to above} ~~announced~~ have no relevance to the present situation. The land under acquisition is purely an agriculture one and is at the distance of about 2 miles from the Main Rohtak Road. The land was notified on ~~21.9.79~~ ^{21.9.79} and so of Nilothi covered by award No. 72-80-81 ^{under acquisition}. The land of the same potentialities and is almost parallel in all circumstances to the land covered by award Nos. 72/80-81. of village Nilothi.

After considering all aspects and the situation of the land, I come to the conclusion that Rs.4000/- per bigha will be the fair market value of the land under acquisition and accordingly award the same. At the time of taking over possession the wheat was sown on the land under acquisition. The notices was served upon the claimants and effected persons on 17.11.78 it means the land was prepared for cultivation by the interested persons but it can not be admitted that any crop of wheat could be come out substantially by 17.11.78. Anyhow, the interested persons must have spent amount for preparation of the land and also on the seeds and manure. I, therefore, determine the

damages of Rs.45/- per bigha.

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Damages @ Rs.45/- per bigha and accordingly award the same.

TREES WELL & STRUCTURES :- There are no trees, well and structure on the land under acquisition as per revenue record on the date of notification u/s 4 of the Land Acquisition Act.

INTEREST :- The possession of the land under acquisition has taken over & handed over to the acquiring department on 7.12.1978. The interest @ 6% p.a. is payable to the persons entitled u/s 34 of the Land Acquisition Act from the date of possession i.e. 7.12.1978 to the date of announcement of the award.

APPORTIONMENT :- The payment of compensation will be made according to the latest entries in the revenue record.

LAND REVENUE :- The land under acquisition is assessed to Rs.4.69 paise which will be deducted from the khalsa Rent Roll of village from the date of possession i.e. 7.12.1978.

SUMMARY :-

The award is summarised as under :-

- | | | |
|----|---|--------------|
| 1. | Compensation of land measuring 16 Bighas 13 Biswas @ Rs.4000/- per bigha. | Rs.66,600=00 |
| 2. | 15 % Solatium | Rs. 9,990=00 |
| 3. | Damages to the standing crops @ Rs.45/- P.B. measuring 16 Bighas 13 Biswas. | Rs. 749=25 |
| 4. | Interest u/s 34 of the L. A Act from 7.12.78 to 6.3.81 (2 years 90 days). @ 6% p.a. | Rs.10,323=92 |

Rs.87,663=17

(Rupees Eighty seven thousand's six hundred and sixty-three paise seventeen only).

Sharma
(S. C. GUPTA) 14.4.82
LAND ACQUISITION COLLECTOR(P) :
DELHI.

Announced in presence of the interested persons by me 14th April 1982

8000

14.4.82

(TO BE PUBLISHED IN PART IV OF DELHI GAZETTE }

DELHI ADMINISTRATION: DELHI

* NOTIFICATION*

Dated the July 15th, 1978

7(4)/77-I&B Vol II (1):- Whereas it appears to the Lt. Governor, Delhi, that the land is likely to be required to be taken by Government at the public expense for a public purpose, namely, Keshōpur Effluent Irrigation Scheme, it is hereby notified that the land in the locality described below is likely to be acquired for the above purpose.

This notification is made under the provisions of Section 4 of the Land Acquisition Act, 1894 to all whom it concerns.

In exercise of the powers conferred by the aforesaid Act, the Lt. Governor is pleased to authorise the Officers at the time being engaged in the undertaking with their assistants and workmen to enter upon and survey any land in the locality and do all other acts required or permitted under that section.

The Lt. Governor being of the opinion that provisions of sub section (1) of section 17 of the said act are applicable to this land, is further pleased under sub section (2) of the said section, to direct that the provisions of Section 5-A shall not apply.

S P E C I F I C A T I O N

No. of the Page	Total Area Big. Bis.	Rect No.	Killa No.	with Area Big. Bis
	2.	3.	4	5.
Delhi	8 - 06	4	3 min	0 - 13
			4 min	0 - 06
			7/2 min	1 - 05
			14/1 min	0 - 07
			14/2 min	0 - 12
			15 min	0 - 07
			16 min	1 - 05
			25 min	1 - 01
		9	5/1 min	0 - 01
			1 min	1 - 04
			9 min	0 - 02
		10	10/2/2 min	0 - 19
			21 min	0 - 04
		11	21 min	0 - 04

contd.....p.2/-

2/10/78

2/10/78

2/10/78

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2/10/78

1.

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4.

Qamrudin Nagar

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11 min

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16 min

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18 min

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20 min

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22 min

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24 min

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9 min

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12 min

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23 min

1 - 11

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48 min

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50 min

0 - 03

contd...p.3/-

2.

3.

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5.

Jat	16 - 13	77	16/2min	1 - 06
			17 min	0 - 14
			22 min	0 - 19
			23 min	1 - 06
			24 min	0 - 12
		78	6 min	0 - 12
			7 min	0 - 13
			8 min	0 - 02
			11 min	0 - 08
			12 min	1 - 06
			13 min	1 - 04
			14 min	0 - 01
			20 min	0 - 18
		79	6 min	0 - 12
			7 min	0 - 12
			8 min	0 - 12
			9 min	0 - 12
			10 min	0 - 12
		80	10 min	0 - 12
		85	1 min	1 - 06
			2 min	0 - 07
		86	5 min	1 - 05
			6 min	0 - 02

By order,

[Signature]

(Dharam Dutt)
Deputy Secretary (I&B)
Delhi Administration: Delhi

[Signature]

contd...p.4/-

0-07 31/07/16
2 0-7
1 1-5

No. F 7(4)/77-L&B Vol. II () 2451 Dated the 15 -7-

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- ✓ 3. Land Acquisition Collector (P), Tis Hazari Courts, Delhi.
4. The Tehsildar (Notification), Tis Hazari Courts, Delhi.
5. The Tehsildar (L&B), Vikas Bhawan, New Delhi.
6. The Executive Engineer, Minor Irrigation Division, Delhi Administration, 17 Banarsi Dass Estates, Lucknow Road, Delhi -7.
7. Sub Registrar, Delhi.
8. Sub Registrar, New Delhi.
9. Sub Registrar, Shahdara.
10. P.A. to Deputy Secretary (L&B), Vikas Bhawan, New Delhi.

8683 / L.A.B.
19/7
(Dharam Dutt)
Deputy Secretary (L&B)
Delhi Administration: Delhi
Rf

TO BE PUBLISHED IN PART IV OF DELHI GAZETTE)

DELHI ADMINISTRATION: DELHI

**** NOTIFICATION ****

Dated the July 15th, 1978

F 7(4)/77-L&B Vol. II (2):- Whereas the Lt. Governor, Delhi is satisfied that the land is required to be taken by Government at the public expense for a public purpose, namely, Keshopur Effluent Irrigation Scheme, it is hereby declared that the land described in the specification below is acquired for the above purpose.

This declaration is made under the provisions of Section 6 of the Land Acquisition Act, 1894 to all whom may concern and under the provisions of section 7 of 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.

S P E C I F I C A T I O N

Name of the Village	Total Area Big. Bis.	Rect No.	Killa No.	Area Big. Bis.
1.	2.	3.	4.	5.
Lothi	8 - 06	4		3 min 0 - 13 4 min 0 - 06 7/2 min 1 - 05 14/1 min 0 - 07 14/2 min 0 - 12 15 min 0 - 07 16 min 1 - 05 25 min 1 - 01
		9		5/1 min 0 - 01
		10		1 min 1 - 04 9 min 0 - 02 10/2/2min 0 - 19
		11		21 min 0 - 04

contd....p.2/-

0-07 31/07/78

31/07/78

31/07/78

2 0-7

1 1-5

2 0-2

1.	2.	3.	4.	5.
<hr/>				
Qamrudin Nagar	29 - 07	12	22 min 23/1 min	less than 0 - 15
		21	2 min 3/1 min 9 min 10 min 11 min 20/1 min 20/2 min 21 min	1 - 07 0 - 03 0 - 11 0 - 19 0 - 02 0 - 10 0 - 12 1 - 01
		24	4 min 7 min 8 min 9 min 11 min 12 min 13 min 20/1 min 20/2 min	0 - 01 1 - 06 1 - 02 0 - 01 1 - 03 1 - 05 0 - 04 less than 0 - 03
		25	1 min 10 min 11 min 15 min 16 min 17 min 18 min 20 min 21 min 22 min 23 min 24 min	0 - 18 1 - 02 1 - 02 0 - 02 1 - 04 1 - 04 0 - 02 1 - 03 1 - 01 1 - 03 1 - 04 0 - 02
		33	1 min 2 min 9 min 12 min 18 min 19 min 23 min	0 - 06 0 - 18 1 - 03 1 - 03 0 - 08 0 - 18 1 - 11
			47 min	0 - 01
			48 min	0 - 04
			50 min	0 - 03

Qamrudin

13

1.	2.	3.	4.	5.
Angloi Jat	16 - 13	77	16/2min 17 min 22 min 23 min 24 min	1 - 06 0 - 14 0 - 19 1 - 06 0 - 12
		78	6 min 7 min 8 min 11 min 12 min 13 min 14 min 20 min	0 - 12 0 - 13 0 - 02 0 - 08 1 - 06 1 - 04 0 - 01 0 - 18
		79	6 min 7 min 8 min 9 min 10 min	0 - 12 0 - 12 0 - 12 0 - 12 0 - 12
		80	10 min 1 min 2 min	0 - 12 1 - 06 0 - 07
		86	5 min 6 min	1 - 05 0 - 02

By order,

(Signature)
(Dharam Dutt)
Deputy Secretary (L&B)
Delhi Administration: Delhi

contd...p.4/-

3/10/11
3/10/11
3/10/11
2- 0-7
5- 1-5
6- 0-2

No. F 7(4)/77-L&B Vol. II () 24763 Dated the 15 -7-

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5. The Tehsildar (L&B), Vikas Bhawan, New Delhi.
6. The Executive Engineer, Minor Irrigation Division, Delhi Administration, 17 Banarsi Dass Estates, Lucknow Road, Delhi -7.
7. Sub Registrar, Delhi.
8. Sub Registrar, New Delhi.
9. Sub Registrar, Shahdara.
10. P.A. to Deputy Secretary (L&B), Vikas Bhawan, New Delhi.

8679/LAB.
19/7

(Dharam Dutt)
Deputy Secretary (L&B)
Delhi Administration: Delhi