

AWARD NO.....6/1970-71

NAME OF VILLAGE..... NANGLOI JAT.

NATURE OF ACQUISITION.PERMANENT.

PURPOSE OF ACQUISITION.For the establishment of a wireless
Transmitting station.

In pursuance of Delhi Administration notification No.F.15(76)/66-L&H(iv) dated 17th February 1967, issued under the provisions of section 4 of the Land Acquisition Act 1894, 4 bighas 12 bis of land was notified for acquisition for the establishment of a wireless Transmitting station. Wide publicity was given. No objections u/s 5(A) of the said^{act} were filed by the interested persons. The report in the matter was sent to the competent authority. A declaration u/s 6 of the Land Acquisition^{Act} was issued for 4 bighas 12 bis of land vide notification No. F.15(76)/66-L&H(V) dated 25th April, 1967. Thereafter notices u/s 9 and 10 of the above Act were issued to the interested persons to submit their claim which will be discussed at the proper place.

'MEASUREMENT'

The field staff took measurement of the land notified u/s 6. On measurement it was found correct as 4 bighas 12 bis.

'OWNERSHIP'

The details of the area under acquisition, ownership, tenancy, Kh.No. and classification of soil are as under:-

S.No.	Name of Bhumidar	Name of occupant.	Kh.No.	Area	Kind of soil
1)	Jamandar Jag Ram, Dharam Dass ss/o Jhanda in equal shares 1/18. Mehar Chand, Birham Par- kash ss/o Ram Karan Smt.Satto wd/o Ram Karan, Shukantla Devi Bir Mati Devi, ds/o Ram Karan all the five in equal shares 1/36 Garib Ram s/o Chhota 1/12. Pearey s/o Roop Chand 1/12. Jaswant Singh	Self	31/19min	3-00	Bosli (2-05) G.M.Pits (0-15)

s/o Bhim Singh 1/12
Siri Chand s/o Binari
1/12. Ram Singh s/o
Bhai Ram 1/12.
Munshi Ram s/o Nihala 1/12
Sheo Parshad s/o Phool
Singh 1/12. Ram Inder,
Rambir, Ishwar, Jagdish
Randhir ss/o Permanand
Smt. Jal Kaur wd/o
Permanand in equal shares
1/12 shares. Sabha Ram
s/o Pirthi 1/4 share
Ahir r/o V. Nangli Jat.

2) Gaon Sabha.	Self	31/19min	0-10 G.M. Pit
	Raj Singh s/o	31/19min	1-02 G.M. Pet
	Risal Singh Jat		Pump.
	Total		<u>1-12</u> <u>31/19</u>

Total of land under acquisition = 4-12

G.M. Pits (1-05); G.M. Petrol Pump (1-02) Rosli (2-05)

'CLAIMS AND EVIDENCE.'

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

S.No.	Name of claimant	Kh.No.	Remarks.
1)	Gaon Sabha through Deputy Commissioner Delhi.	31/19 measuring 1 big. 12 bis.	The Gaon Sabha through letter No. L.M.B./Lit/4441 dated 14.8.1967 has been stated that the Kh.No. 31/19 vested in Gaon Sabha Nangli Jat and its compensation be paid to Deputy Commissioner, Delhi and cheque may be issued in the name of D.C's Land Management Fund'.
2)	Ghanisham s/o Ch. Shera Subha Chand Sardar Singh, Balwant Singh, Balbir Singh ss/o Chandu.	31/19min 3 big. toward east. One room measuring 10x10' and one tinshed 40x18' 5 bhatties and a hand pump. Boundary wall.	They have stated that vide Regd. sale deed No. 17187 dated 22.12.66 they purchased the land from Sh. Jag Ram and 12 others owners of the land for Rs. 18000/- and spent Rs. 8000/- for other constructions. They claim Rs. 25000/- for the land and Rs. 10000/- for the development including the structures and hand pump.
3)	Jamadar Jag Ram Dharam Dass ss/o Jhundo, Munshi Ram s/o Nihala, Sheo Parshad s/o Phool Singh, Jaswant Singh s/o Bhim Singh Pyare s/o Roop Chand Garib Ram s/o Chhota Siri Chand s/o Bihari Sabha Ram s/o Pirthi. Ram Singh s/o Bai Ram Smt. Jal Kaur wd/o Perma Nand, Ram Inder.	39/19	They state that the claimants are the Bhumidars in possession of land, the land is Chahi and being used for agricultural purposes, is the source of livelihood, the land is absolutely level and is situated on road. The claimants claim Rs. 20000/- per bigha for the land. Rs. 5000/- as damages. Rs. 100000/- as the damages.

Ram Bir, Randhir,
Jagdish, Ishwar ss/o
Parma Nand, Smt.
Satoo, wd/o Ram
Karan, Bisham Parkash
Mehar Chand ss/o Ram
Karan Smt. Shakuntla
Devi, Bir Mati ds/o
Ram Karan.

caused by the reversion
of the land.

4) Raj Singh.

He states that he got 1
bighas 2 bis of land out
of Kh.No.31/19 from Sh.
Ram Singh s/o Bhair Ram
through a suit and sold
it in favour of Sh. Nare-
sh Chander s/o Fateh
Chand and Maha Dev Par-
shad s/o Lekh Raj r/o
Rohtak and as such he
has no concern with it.

5) Neresh Chand and
Mahadev Parshad.

31/19
1200 sq.yds.

They have stated that
they are running a petrol
pump of Indian oil since
17.6.65 which was allow-
ed by the Commissioner
of M.C.Delhi and was in
accordance with the Mas-
ter Plan. They have
requested it may be re-
leased and denotified
from the notification
u/s 4 of Land Acquisiti-
on Act. They have filed
a copy of memorandum
No.F.21(5)/64-LSG dated
1.10.64 of the officer
on Special Duty (LSG)
alongwith a copy of
minutes.

6) Ghansham s/o
Shera.

31/19

He has stated in the
application dated 9.4.66
that he erected a bound-
ary wall prior to
30.12.66 when he receiv-
ed a notice from the
Municipal Corporation
for its demolition.
Thereafter he construc-
ted a 'Bhatta' for the
manufacture of Soap and
Constructed two room
house by 2.1.67 which
was prior to 17.2.67
the date of notificati-
on u/s 4. He has further
stated that he utilized
60000 bricks on these
constructions. He ins-
talled a hand pump. In
proof he has filed a
copy of notices dated
30.12.66 and copy of
Khatauni in respect
of Kh.No.31/19 measuring
3 bighas.

N.B: The claimant alongwith other 4 persons filed their
1st claim on 14.8.67 where in they did not mention that

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Contd.....5/

notice was served by the M.C.D. The perusal of the copy of notice filed by Sh. Ghansham on 9.4.69 reveals that it does not contain the name of the person ^{on whom} when it was to be served.

'MARKET VALUE'

4 bighas 12 bis: are under acquisition in the present scheme in village Nangloi Jat. Being a Rural village the Delhi Land Reforms Act 1954 is applicable to it.

The preliminary notification was issued on 17.2.1967. So the price prevailing on that date in this village is to be determined and awarded. During the year 1966-67 a number of sale transactions have taken place. Some relate to small plots of land in approved colony and some relate to small plots of land ⁱⁿ unapproved colony. Hence they can be discarded. The sale transaction nearest to the date of preliminary notification and not in any colony, took place on 15.2.1967. Through this transaction 2 bighas 15 bis: of Kh.No.31/18 were sold for Rs.16500/- The price per bigha comes to Rs. 6000/-

This sale transaction took place 2 days earlier to the notification u/s 4. The involved Kh.No. has already been acquired in award No.2048 of which the date of notification u/s 4 is the same (17.2.1967).

This sale transaction was not considered at the time of drawing award No.2048, possibly because it had not been entered in the Book of Registration of the Sub-Registrar. That being so it is but necessary to take into account this sale in this award. Though the situation of the land under acquisition and that involved in the said sale transaction is similar, the conditions are not the same. Kh.No. 31/18 is dug up and a portion of (1 big.5 bis) of Kh.No. 31/19 under acquisition also is dug up. The remaining 3 bis 7 bis is even and levelled and on it there is a petrol pump. As in award No.2048 two rates have been given, one for the land that is even and levelled and the other for the dug land, two rates will have ~~been~~ to be given in this award as well.

In that award the L.A.C. awarded Rs. 4000/- for the

Contd....5/

1st category of land and Rs. 3200/- for the 2nd category. Kh.No.31/18 being dug up was placed in the second category in that award and awarded Rs. 3200/- per bigha kham. Compared with the area under acquisition (4 big. 12 bis) the area involved in that sale is less by 1 big. 17 bis, almost half. The general principle is that small pieces of land fetch bigger price and big pieces of land lesser price. On this basis the price will naturally fall but the reduction will have to be fair and reasonable. Moreover the 1st category of land in this award is even superior to the 1st category of land of award No.2048 for the petrol pump was constructed before the preliminary notification.

I, therefore, classify the 1st category of land measuring 3 bighas 7 bis as Block A. and award Rs. 5000/- per bigha kham and 2nd category measuring 1 bighas 5 bis as Block B and award Rs. 3200/- per bigha kham.

TREES AND WELLS

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

STRUCTURES

There are structures on the land under the present scheme. Sh. B.D.Sharma Assistant Engineer(Valuation) DDA has assessed the value of structures on land, Comprised in Kh.No.31/19 towards North West where there is a Petrol Pump, at Rs. 3620/- inclusive of Rs. 75/- for hand pump. I award the same.

As regards structures in the said Kh.No. towards South West, they have been constructed after the issuance of the notification u/s 4. Hence compensation has not been assessed for them.

'RELIGIOUS PROPERTY'

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

'SOLATUM'

15% solatium will be allowed as required by the Act.

'ABATEMENT OF LAND REVENUE'

The land under acquisition is assessed to Rs. 0-96P as

as Land Revenue. The same shall be deducted from the Revenue Roll of this village from the next harvest after possession of the land is taken over.

(MODE OF PAYMENT)

Out of 4 bighas 12 bis, 3 bis stand in the name of Jamadar Jag Ram and other who sold it in favour of Sh. Ghan-sham and others and 1 big. 10 bis stand in the name of Gaon Sabha. One Sh. Ram Singh who had 1/12 share in the land transferred 1 bighas 2 bis in favour of Raj Singh claimant No.5 who in turn sold it to Naresh Chand and Manadev claimant No.6. Hence compensation will be sent to ADJ u/s 31 of the L.A.Act.

The Award is summarised as under:-

'SUMMARY'

Compensation of 3 big. 7 bis of Block 'A' @ Rs.5000/- per bigha kham.

Rs. 16,750-00

Compensation of 1 big. 5 bis of Block 'B' @ Rs.3200/- per bigha kham.

Rs. 4,000-00

Value of Structures.

Rs. 3,620-00

Value of hand pump.

Rs. 75-00

15% solatium.

Rs. 3,666-75

G.Total

Rs. 28,111-75

(Rupees Twenty eight thousand one hundred eleven & paise seventy five only).

(SHAM KARAN)

LAND ACQUISITION COLLECTOR (P)
DELHI.

*Announced and filed
to day*
30.4.70

(To be published in Part IV of Delhi Gazette)

DELHI ADMINISTRATION: DELHI.

NOTIFICATION.

Dated the February, 1967.

No.F.15(76)/66-L&H(IV):- Whereas it appears to the Lt. Governor, Delhi that land is likely to be required to be taken by Government at the public expense for a public purpose, namely, for the Establishment of a Wireless Transmitting Station, it is hereby notified that the land in the locality described below is likely to be acquired for the above purpose.

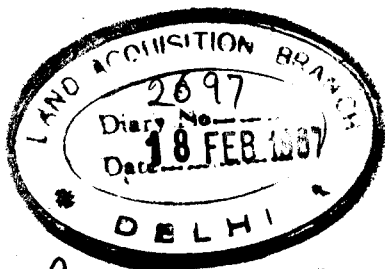
This notification is made under the provisions of section 4 of the Land Acquisition Act, 1894, to all whom it may concern.

In exercise of the powers conferred by the aforesaid section, the Lt. 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.

<u>Village or Locality.</u>	<u>Total Area Big. Bis.</u>	<u>Field Nos. or Boundaries.</u>
Nangloijat.	4 - 12	Rect. No. 31. Kh. No. 19.



By Order,

sd/-

(JAGMOHAN)

SPECIAL SECRETARY (L&B DEPTT.)
DELHI ADMINISTRATION: DELHI.

No.F.15(76)/66-L&H(IV).

Dated the 17 February, 67.

Copy forwarded to the:-

1. Public Relations Deptt. (in duplicate) for favour publication in part IV of Delhi Gazette.
2. Land Acquisition Collector(P), Delhi.
General Manager(Engg), Northern Railway, Head Qrs.
Office, Bareda House, New Delhi.

sd/-
(JAGMOHAN)

SPECIAL SECRETARY (L&B DEPTT.)
DELHI ADMINISTRATION: DELHI.

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