

Award No. : 97/1980-81  
Village : NANGLOI JAT  
Nature of Acquisition : PERMANENT  
Purpose of Acquisition : PLANNED DEVELOPMENT OF DELHI.

INTRODUCTORY :

Delhi Administration issued notification No. F.10(33)/72-I&B on 22nd August, 1973 to the effect that land measuring 123 bigha 04, situated in Village Nangloi Jat was required to be taken by the Government at public expense, for a public purpose, namely, for Planned Development of Delhi. The substance of the notification was duly published and, thereafter, the government issued declaration under section 6 of the Land Acquisition Act, 1894, which was notified vide No. F10.(18)/76-I&B dated 31st July, 1976. Consequently public notice and notices under section 9 & 10 of the aforesaid Act were issued to invite claims and the requisite information prescribed therein. The claims received have been discussed hereafter under the head 'Claim'. The Government then desired vide Assistant Housing Commissioner (Acq)'s letter No.F10(18)/76-I&B/LA/15150 dt. 16.6.80 that out of the area so notified 80 bighas of which the details were made to accompany may be acquired on top priority basis. Acquisition proceedings had not finally been completed that the acquiring department wrote to the government under intimation to this office vide letter No.F14(129)/69/CRO, DDA dt. 18th July, 1980 that 61 bighas of land lying vacant may be first acquired, which has been modified to 55 bigha // biswa at the instance of the acquiring department. Thus 55 bigha // biswa land is presently being acquired leaving the rest to be acquired under a supplementary Award subsequently.

MEASUREMENT & CLASSIFICATION :

This area of 55 bighas // biswa has been measured at site by the field staff. There is no discrepancy, nor any objection from any quarter. It will, therefore, be deemed as correct area with correct measurement. The classification has been taken as was recorded in the Khasra Girdawari at the time of preliminary notification. The requisite details within the meaning of Financial Commissioner's Standing Order No.28 are given below:-

Rectangle No.	Killa No.	Area Big.-Bis.	Classification
12	14	5 - 00	Shops

contd....

Rectangle No.	Killa No.	Area Big. Bis.	Classification.
12	15	5- 06	Resli
	16	4 -16	"
	25/2	3 -14	"
13	11	5 -06	Chahi
	12/1 Q	5 -00	"
	12/2 Q		
	13/1	0 -04	Well Pucca Jari
	13/2/1	4 -18	Chahi
	18	3 -14	"
	19/1 Q	4 -16	"
	19/2 Q		
	20/1 Q	4 -18	" (4-14), Pucca wellk jari(0-4)
	20/2 Q		
	21	4 -14	Resli
	22/1	3 -05	"
		55-11	

Boor = 5-00 Big., Resli = 21 Big. 15 Bis., Chahi =28 Big.  
8 Bis. & Gair Mumkin = 8 Bis.  
Total measuring = 55 Big. 11 Bis.

OWNERSHIP:

Ownership of the land under acquisition vests in the bhumidhars according to the latest Khatouni prepared under the Delhi Land Reforms Act in respect of this village. Their details are also reproduced in Naqsha Book placed on the land acquisition file.

CLA-IMS :

Following persons have preferred claims in response to notices issued to them:-

Sl.No.	Name of the claimant	Khasra No. & substance of claim
1.	Smt. Santosh Sharma w/o Prakash Chand Sharma.	Rect. No. 13 Killa No.22: an area of 26 sq. yds. to have been bought from Sh. Raj Pal s/o Sh. Tokhan for Rs. 12,000/-, Claim is accordingly made.
2.	Ganpat s/o Bhagwana, Munshi, Dharampal ss/o Sis Ram.	Claimed compensation in respect of their land at the rate of Rs. 150/- per sq. yds.; Rs. 5,000/- for well in Kh. No. 13/20 & Rs. 10,000/- for trees.
3.	Raj Pal s/o Tokhan.	Rect. No. 13 Killa No. 22, has claimed compensation at the rate of Rs. 100/- per sq. yds. on account of situational advantages of the land.

contd.... 3.

Sl.No.	Name of the claimant.	Khasra No. & substance of claim
4.	Jugal Kishore, Nihal Singh ss/o Shoki.	Rect.No. 13/12/2, 13/1, 13/2, 18, <del>19</del> 19/1, 13, 14; claims compensation at the rate of Rs.100/-per sq.yds & Rs.10,000/- for Tube well. Also seeks exemption from acquisition of land under structures.
5.	Nandloi Education Society Registered through Mahinder Singh.	Rect. No. 13 Killa No. 22, measuring 3 bigha 10 biswa. Seeks exemption from acquisition alternatively demand compensation at the rate of Rs.100/-per sq.yds & Rs.2 lacs for the School building & Rs.50,000 for incidental charges.
6.	Lala Ram s/o Sis Ram.	Claims compensation at the rate of Rs.50,000/-per bigha & Rs.10,000 for incidental charges.
7.	Smt. Kalyan w/o Dharam Pal.	Claims compensation at the rate of Rs.50,000/-per bigha for the land of which her husband has bhumidhari on the plea that the latter is the bad character & will spoil the money if given.
8.	Lal Singh, Kanwar Singh, Bahal Singh ss/o Khub Ram.	Claims compensation at the rate of Rs.100/-per sq.yds.
9.	Chet Ram s/o Sita Ram, Smt. Parsanni Devi w/o Balbir, Jai Kanwar s/o Balbir Singh, Tek Chand s/o Khushi Ram.	Claims compensation at the rate of Rs.100/-per sq.yds.
10.	D.D. Shukla.	Claims compensation at the rate of Rs.100/-per sq.yds for 111 sq. yds. of land in Khasra No. 6/2.
11.	Chander Prakash Sharma Gian Chand Sharma.	Claims compensation at the rate of Rs.150/-per sq.yds & Rs.6,000/- for structures on 111 sq.yds of land in Kh.No. 5/12.
12.	Smt. Raj Kumari w/o Suraj Bhan.	Claims reasonable compensation for 100-sq.yds of land out of Rect. No. 2 Killa No. 18.

Besides the above claims S/Sh. General Secretary of the Kavita Colony, M/s Ved Singh, Dhanna Nand, Santosh Kumar Bhowani Devi, Partap Singh, Ram Niwas, Kashmiri Lal, Garib Dass, Gurdev Chand, Punjab Singh, Daulat Ram, Bhim Singh

contd.....4/-.

all residents of Kavita Colony, have also filed by post their objection-cum-claims stating that they purchased their plots in Khasra No. 12, 13 of Rect. No. 12 & built houses years ago, which may be exempted from acquisition. These objections are not being discussed as the land, on which their houses stand, is not being acquired through this Award not because they have purchased the land and raised the structures but because smaller area is presently being needed for immediate purposes.

EVIDENCE :

In support of their claims, some of the claimants have led the following evidence:-

Take Chand & others have produced a copy of of sale deed No. 889 of 31.1.70 for Rs. 30,000/- vide which they purchased certain shares of this land with share of a Gitwar. This sale serves no purpose for determination of value of the land under acquisition as the sale is jointly with a Gitwar which always commands higher value, according to its suitability for residential use.

Take Chand & others have also filed a copy of sale deed No. 889 of 31.1.70 between Ram Gopal & Amar Nath Mahan for 04 biswa land sold for Rs. 2500/-. This sale also cannot be accepted as basis for valuation of the land presently under acquisition for 3 reasons, first because the area involved in sale is very small and second because almost the whole of the consideration i.e. Rs. 2200/- is ~~resided~~ <sup>has been</sup> to have been paid earlier to Registration and only Rs. 300/- have been paid before the Sub Registrar, thirdly because the seller is resident of Village Bap <sup>Badli</sup> ~~Dolla~~ (Haryana) who purchased the land earlier for resale and business purposes.

Krushni Ram s/o Shiv Charan, in support of his claim, has filed a copy of Sale Deed No. 15284 dt. 2.9.72, in respect of his 240 sq. yds of land from Killa No. 6/8 & 3/2 purchased for Rs. 2,000/-. Against this transaction is not acceptable because the entire consideration is ~~resided~~ <sup>has been</sup> to have been received in advance & nothing is paid before the Sub Registrar. It is also mentioned in the deed that the bargain has been settled through Allied Housing Corporation Uttam Nagar, New Delhi which indicates that this sale is

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a part of colonisation sale in the shape of small plots whereas no colony was actually chalked out at site.

Similarly, Shri D.D. Shukla in support of his claim filed a copy of his own sale<sup>deed</sup> No. 15283 dt. 22.9.72 under which he purchased 240 sq.yds of land of Khasra No. 6/8 for Rs.2,000/-. This sale is also in the nature of a<sup>sale of</sup> plot through Allied Housing Corporation, Uttam Nagar, New Delhi and cannot be taken as guide for valuation of land under acquisition.

MARKET VALUE :

The land under acquisition is covered by the Delhi Land Reforms Act and is agrarian by the shape & quality. It is under cultivation to date. A number of sales of land in Village Nangloi Jat have been recorded which the field staff has reported as under for the preceding 5 years.:-

Year	Area Big.-Bis.	Consideration Rs. - N.P.	Average per big Rs. - N.P.
1968-69	34-09	Rs. 95,385 - 00	Rs.2768 - 80
69-70	3-04	Rs. 11,500 - 00	Rs.3593 - 80
70-71	14-04	Rs.1,12,930 - 00	Rs.7953 - 80
71-72	-Nil-	-Nil-	-Nil-
72-73	5-05	Rs. 73,099 - 00	Rs.13,923 - 60
	58-02	Rs.2,92,914- 00	Rs.28,240- 00

The average sale price works out to Rs.5,648=00.

The price of ~~this~~ land in this village has been raising year by year. As is<sup>apparent</sup> during 1972-73 it jumped<sup>almost</sup> to become double as compared to 1970-71. Similarly in 1970-71 it had become double than that of the preceding year. This phenomenon is on account of resettlement of 2 new colonies, namely, Sultan Puri & Mangolpuri in this area and the consequent abnormal increase in population of the village. In result plots in the vicinity of these colonies have fetched higher price; small plots have earned more value than Big plots. This has also been established by the sale instances, though in their own cases, quoted by the claimants. It is not correct to make the sale of small plots basis for determining market ~~xxxxx~~ price when large

contd.....6/-.

area of land is under acquisition. It will, therefore, be safer to give weight to the average value arrived at from of Big & Small plots combinidly during the preceding 5 years.

A number of Awards have also been announced in this village but the preliminary notification in respect of these are of dates between 10.11.59 & 3.6.64, whereas the material date for determination of market value in the present case is 22.8.73; thus there being a gap of 10 years or above these awards will not help in arriving at a fair & just market value in this case. The only Award nearer in time is No. 2046, in which date of preliminary notification is 17th Feb., 1967. Vide this 211 bigha 07 biswa land was acquired and compensation for A Block and thereunder was awarded at Rs.4,000/-per bigha. There being a gap of 6½ years between the above award and the present material date if we apply the formula of 6% rise in prices of land annually, as we normally do, the value awarded vide above Award will be increased by 40% and will come to Rs.5600/-per bigha.

Reference under section 18 have not yet been decided. The land presently under acquisition is irrigated by Tube Wells and is of A Grade by situation and fertility.

Considering the various factors that influence the valuation of land such as its situation, the size of the area involved, the undeveloped nature of the land and the limitations which it suffers on account of the applicability of Delhi Land Reforms Act. to it; I consider that fair & reasonable market price for it would be Rs.5650/-per bigha. The land, recorded as 'Bhooch' 'Rossli', no more suffer that disadvantage and the whole land will be treated at par to form a single block to attract the valuation as above fixed.

#### COMPENSATION FOR WELLS, TREES & STRUCTURES :

There are 3 wells with Tube Wells on them comprising Killa No. 13/13/1; 13/20/1 & in Killa No. 12/14. The latter is installed after the date of preliminary notification and will call for awarding no compensation. The other 2 Wells are full sized irrigation wells with water reservoirs on it and pucca built. Keeping their condition in view, I assess their value at Rs.1800/-each.

There is no major tree growing on the land under acquisition which may call for assessment of valuation. The

contd.....7/-.

trees standing on its northern alignment are, however, claimed by the Railway Department.

Super structures in shape of Khothas on all the wells & the one erected in Kh. No. 13/2 are of post notification, period and, therefore, no compensation in respect thereof can be allowed under the Act. The last said super structure comprising of a room built in Kh. No. 13/2 is of recent construction despite our warning notice. The owners are, therefore, at liberty to remove their malba before the Government takes over possession. The Tube Well pipes can be removed by the owners. In each of the 2 cases, I consider allowing Rs,500/- as compensation on account of labour charges for their removal which will be paid to them under the Award.

COMPENSATION FOR CROPS :

Rabi crops has been sown on 44 bigha 17 biswa of this land excluding 12/14, 12/16 after tube well irrigation. It has just come up; though it has to take 5 more months for ripening and harvesting, yet the labour and seed value involved in its sowing will have to be compensated. Keeping in view the cost of 3 turns of ploughing and watering and also the cost of seed, I allow the compensation of Rs,45/-per bigha for the crop grown on the land.

SOIATUM:

Since the acquisition is in the nature of compulsory one, the owners are entitled to solatium at the rate of 15% of the market value within the meaning of section 23 of the Act. The same is allowed.

INTEREST :

Since the declaration in this case was issued with 3 years of the date of preliminary notification and possession has also not been taken so far, no interest is payable under the Award.

APPORTIONMENT:

Compensation will be payable to the bhumidhars recorded in the last khatouni. The payment to plot holders in favour of whom mutations have not been attested cannot be made, as sale to them may not be warranted under the Delhi Land Reforms Act. Such disputes of title as are complicated in nature will be referred to the court for adjudication.

contd.....8/-.

DEDUCTION OF LAND REVENUE :

The land is assessed to land revenue amounting to Rs. 21=78, which will be deducted from the rent roll of village Nangloi Jat from Khari-1981 by which time possession under the Award would have been taken over by the Government.

VESTING OF OWNERSHIP :

The land will vest in Government free from all encumbrances immediately after transfer of possession.

Subject to the above, the Award is summarised as under:-

1. Land measuring 55 bigha 11 biswa @ Rs. 5650/- per bigha.	Rs. 3,13,857=50
Compensation for wells, Trees & Structures.	Rs. 4,600=00
Compensation for crops.	Rs. 2,018=25
Add 15% solatium.	Rs. 47,078=60
Grand Total	Rs. 3,67,554=35

( Rs. Three Laos, Sixty Seven Thousand, Five Hundred Fifty Four & Paise Thirty Five Only).

*Done*  
23.1.81

( C.B. Verma )  
Land Acquisition Collector (PD).

Announced in the presence of the following & filed.

*Done*  
23.1.81

1. श्रीमान् नारायण शर्मा

Hussar Mah. Mahesh

2. श्रीमान् श्री

Kanwar Singh

3. श्रीमान् श्री

Lala Dew



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$$4. \frac{11209}{142}$$

Handy

$$5. \frac{1121}{142}$$

Handy

$$6. \frac{11211}{142}$$



Handwritten notes in Urdu script, including numbers and mathematical symbols, possibly related to the calculations above.

LAC  
23.1

NT (4)

विषय: कच्चा लोड नं. 97/80-81, ठीक नोडो नोडो 51

नं. 1 मसौदा F. 14 (124)/69/CRC/DDA दिनांक 1.4.82

इसमें विनाय LAC (14) लड़ा व बहाल वहाल

प्रीति व बहाल की कला में कागजों LA, की राशि 15.6.82

P.S (L.A) दिनांक 15.6.82 माक पर पड़ेगा। और लोड मवन

विभाग की ओर से की जायेगा मम नाम लड़ा/मदा, की 3 मसौ

मसौ कागजों व DDA की ओर से की जायेगी नाम लड़ा/मदा

माक पर लड़ा मम, लोड नं. 13/20 मम लोड 1/1 कम 31/51

विभाग का कच्चा लोड कागजों की ओर से लड़ा, गमा का।

अब माक कागजों के विभागों का कच्चा लोड कागजों का मम।

है। मसौ के 1/1 और माक पर लोड नं. 13/20 कम 31/51 लोड,

लोड, माक, गमा, लोड का कच्चा लोड वीकड वीकड/लोड

लोड का 2 व लोड की हवा की पोटल मम नाम लड़ा/मदा

मसौ, गमा, 1/1 माक पर लोड अमल की मनादी व मुशारफ

लोड की राशि 15.6.82 P.S कागजों की ओर से लड़ा के लोड

किली प्रका की मसौ मसौ मसौ और 1/1 पोटल हवा

लोड/लोड के लोड लोड का लोड लोड 1/1 लोड लोड

लोड, लोड, लोड, लोड अमल/लोड लोड लोड लोड लोड

लोड/लोड मसौ की मसौ लोड लोड लोड लोड लोड

मुकमल लोड 1/1 15/6/82

Signature  
15/6/82  
Kg. L.B.  
15/6/82

Signature  
N.T (L.A)  
15/6/82  
Signature  
N.T (DDA)  
15/6/82

महर्षि जी जायदाद

ਪੰਜਾਬ ਦੇ ਮੁਕਤ ਪਿੰਡਾਂ ਦੇ ਨਾਂ ਲਿਖੋ ਜਾਣ ਕਰਕੇ

वादादी १-१३ से १७ तक के पत्रों में ११/१० का से रखा गया

का जा मु का ५ ए का वा वल्ल क का पा हा जा (र)

३०/६ को लालगाँव लोनर छोड़िये गये थे जहाँ माका म

$\frac{1}{\text{अवकाश}} = \frac{1}{\text{अवकाश}} + \frac{1}{\text{अवकाश}}$

L.A. 221 श्री गणेशाय नमः L.A. 221 श्री गणेशाय नमः L.A. 221

तारक २ R-R. छगवाल N-T. व २ गंगार बाला का

જે બે ૪-૧૨. બાકીના પાસાને જે મેં છતાં D.D. ની વાં

2. 33-42 दादा पावला N.T. 321 रावेला-चंदेरा वरा ना

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महाराष्ट्र शासन अर्थ विभाग

$$18\overline{)15} - \underline{22} -$$

(0-6) 12/10-

$\frac{4}{\text{मौलाना}} \text{ पर कुल लाया } 1-06 \text{ रखा हर्षि पापा गंधा} \text{ (0-6) रखा लाया}$

1-06 को पारो तरफ युद्धा फिरा को मे निशानात रमाऊ लग

महाराष्ट्र सरकार द्वारा जारी की गई महंगा २०१३ का

गया / निमा मे मे रमना दान नु दाम

$\frac{L}{m} \frac{d^2 r}{dt^2} = \frac{G}{r^2} - \frac{v^2}{r}$

$\frac{213}{10} = 21.3$        $\frac{133}{106} = 1.2547$

$$\begin{array}{r} 18 \overline{) 132} \\ \underline{180} \phantom{0} \\ 52 \phantom{0} \\ \underline{54} \phantom{0} \\ -2 \phantom{0} \end{array}$$

मौलिक अधिकारों के अन्तर्गत

अजिंठा अजिंठा - प. १००० मी. १००० मी. १००० मी.

Q 13

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(c-4)

नहीं हो सकी/ रकम लौटाई 0-7 का कागज

कापेवाही व इत्यादि पुलिस की जांचगी/ कागज

कापेवाही सुफमल है - पुनः है वापस कागज

कापेवाही कोइ मजदूर व नदारवाहत पैरा

नहीं छोड़े/ यवारी जाल धवका का कागज

वाक नही था/ इका कागज कागज कापेवाही

वाकरीका तहकीकात नही/ कागज कागज

वाकरीका कागज कागज कागज कागज

10.3.86

19/3/86

10/3/86 (L.A.)

10/3/86

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10/3/86 N.T. (L.A.)

10/3/86

10/3/86 Kgo (D.A.)

10/3/86 (L.A.) 10/3/86 (L.A.)

Handed over

10/3/86

Received

10/3/86

10/3/86 N.T. (L.A.)