AWARD NO. 1763

Name of the village: Naraina.

Purpose of acquisition: Execution of Interim General Plan for Greater Delhi.

Nature of acquisition: Permanent.

Land measuring 111.39 Acres as detailed by field numbers given in Notification No.F.15(84)/57-LSG., dated 3rd September, 1957, issued under-section 4 of the Land Acquisition Act(I), 1894, under the authority of the Chief Commissioner, Delhi and the land situated in village Naraina, was notified for acquisition for the Execution of Interim General Plan which is a public purpose. Objections under-section 5-A, were duly considered by the Delhi Administration, Delhi and rejected except field numbers 1?7 to 127 and 257 to 260, total measuring 13.77 acres which were ordered to be withdrawn from Notification No. F.5(84)/57-LSG., dated 3-9-1957, vide Notification No.F.15(84)/57-LSG(i), dated 25th November, 1958, On this a declaration under-section 6 of the Land Acquisition Act(I), 1894, was issued by the Chief Commissioner, Delhi in respect of 439 bigl and 2 biswas as detailed by field numbers given below under a separate heading 'True and Correct Area', vide Notificatic No.F.7($_{54}$)/62-L&H, dated 24th December, 1962, issued under the authority of the Chief Commissioner, Delhi. Notices under-sections 9 and 10 of the Land Acquisition Act(I), 1894, were issued to all the persons known to be interested in the lar under acquisition inviting claims for compensation. These claims are discussed in this award under a separate heading 'Claims Compensation'.

TRUE AND CORRECT AREA:

The land was measured on the spot by the Land Acquisi Field staff in conjunction with a representative of the requiring department. On measurement the true and correct area was found as follows:-

Field Nos.	Area Big.Bis.	Kind of soil at the time Noti.u/s
110/2/2.	3 - 17.	Rosli.

contd

111/2/2.	0 - 19.	Rosli.
113/2/2.	1 - 6.	Chahi.
114.	0 - 3.	Ghairmumkin Chah.
115/2.	6 - 2.	Chahi.
116.	3 - 2.	Rosli.
2118/128.	0 - 8.	Banjar Qadim.
2119/128.	1 - 10.	Banjar Qadim.
129.	2 - 8.	Rosli.
130.	2 - 10.	Rosli.
131/2.	2 - 11.	Rosli.
133/2.	2 - 15.	Rosli.
136/2.	3 - 9.	Rosli.
138/2.	0 - 19.	Rosli.
140/2/2.	0 - 1.	Rosli.
141/2/2.	0 - 7.	Chahi.
142/2/2.	2 - 4.	Chahi.
143.	5 - 8.	Chahi.
144.	1 - 11.	Rosli.
145.	1 - 4.	Rosli.
146.	2 - 1.	Rosli.
147.	0 - 11.	Ghairmumkin Chah.
148.	1 - 4.	Rosli.
149.	4 - 12.	Chahi.
150/2.	1 - 13.	Banjar Qadim 1 - [illegible] G.M. 0 - 3
151.	3 - 8.	Rosli.
152.	3 - 8.	Rosli.
154.	4 - 6.	Rosli.
156.	2 - 19.	Rosli.
157.	9 - 17.	Chahi: 8 [illegible] B.Q. 1 [illegible]
158.	2 - 3.	Rosli.
159.	1 - 16.	Chahi.
160.	2 - ~~10~~ 11.	Rosli.
161.	2 - 7.	Chahi.
2084/162.	4 - 2.	Chahi.
2085/162.	5 - 17.	Chahi

163.	5 - 4.	Chahi.
164.	2 - 18.	Rosli.
165.	2 - 16.	Rosli.
166.	3 - 7.	Chahi.
167.	2 - 19.	Chahi.
168.	2 - 14.	Chahi.
169.	2 - 19.	Chahi.
170.	2 - 4.	Chahi.
172/2/2.	0 - 6.	Chahi.
173/2/2.	1 - 5.	Chahi.
175/2/2.	0 - 6.	Chahi.
176/2/2.	0 - 2.	Rosli.
177/2.	0 - 11.	Ghairmumkin Rasta.
178/2/2.	1 - 5.	Chahi.
179.	4 - 10.	Chahi.
180.	2 - 3.	Rosli.
181.	0 - 13.	Ghairmumkin Chah.
182.	0 - 04.	Banjar Qadim.
184.	0 - 11.	Banjar Qadim.
185.	1 - 11.	Chahi.
186.	1 - 6.	Chahi.
187.	1 - 9.	Chahi.
188.	1 - 9.	Chahi.
189/1.	0 - 16.	Chahi.
190.	0 - 7.	Banjar Qadim.
191.	0 - 4.	-do-
192.	0 - 6.	Ghairmumkin Chah.
193/1.	1 - 13.	Chahi.
194.	4- 3.	Rosli.
195.	4 - 3.	Rosli.
196.	1 - 13.	Rosli.
197.	1 - 15.	Rosli.
198.	1 - 1.	Rosli.
199.	1 - 0.	Rosli.
200.	1 - 0.	Rosli.

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contd....4.

201.	1 - 5.	Rosli.
202.	2 - 15.	Rosli.
203.	3- 5.	Chahi.
204.	6 - 14.	Chahi.
205.	3 - 4.	Chahi.
206.	0 - 7.	Chahi.
2032/207.	2 - 10.	Chahi.
2033/207.	2 - 0.	Chahi.
2034/207.	0 - 10.	Chahi.
208.	1 - 12.	Chahi.
209.	5 - 13.	Chahi.
210.	5 - 13.	Rosli.
211.	3 - 2.	Rosli.
212.	1 - 11.	Chahi.
213.	1 - 12.	Chahi.
214.	5 - 1.	Rosli : 4 - 17. Ghairmumkin Gaun:0 - 04.
215.	1 - 14.	Chahi.
216.	2 - 2.	Rosli.
217.	8 - 3.	Rosli.
2082/218.	2 - 0.	Chahi.
~~2084~~ 2083/218.	1 - 0.	Chahi.
219.	4 - 2.	Chahi.
220.	2 - 2.	Chahi.
221.	0 - 19.	Chahi.
222.	1 - 2.	Chahi.
223.	3 - 15.	Chahi.
224.	3 - 15.	Chahi.
225.	16 - 1.	Chahi.
226.	2 - 10.	Chahi.
1812/227.	2 - 16.	Chahi.
1813/227.	0 - 9.	Chahi.
1989/228.	1 - 5.	Chahi.
1990/228.	1 - 6.	Chahi.
1991/228.	1 - 5.	Chahi.
229.	0 - 13.	Ghairmumkin Cha

230.	1 - 4.	Chahi.
231.	0 - 12.	Chahi.
232.	1 - 14.	Chahi.
233.	1 - 14.	Chahi.
234.	1 - 18.	Chahi.
235.	4 - 18.	Chahi.
236.	14 - 6.	Chahi.
237.	0 - 12.	Ghairmumkin Chah Pukhta.
238.	2 - 3.	Rosli.
239.	4 - 1.	Rosli.
240.	0 - 14.	Chahi.
241.	8 - 0.	Chahi.
2098/242.	1 - 18.	Rosli.
2099/242.	1 - 18.	Rosli.
2100/242.	1 - 0.	Rosli.
243.	2 - 9.	Rosli.
244.	0 - 12.	Ghairmumkin Chah.
245.	2 - 11.	Chahi.
246.	2 - 6.	Chahi.
247.	1 - 16.	Chahi.
248.	2 - 8.	Chahi.
249.	3 - 18.	Chahi.
250.	2 - 19.	Chahi.
251.	4 - 8.	Chahi.
252.	2 - 7.	Chahi.
253.	3 - 17.	Chahi.
254.	2 - 13.	Chahi.
255.	7 - 1.	Chahi.
256.	3 - 15.	Chahi.
261.	2 - 11.	Chahi.
262.	2 - 6.	Rosli.
263.	2 - 0.	Ghairmumkin Bhata.
264	2 - 10.	-do-
265.	2 - 14.	-do-
266.	1 - 3.	-do-

contd.....6.

267.	1 - 9.	Ghairmumkin Bhata.
268.	1 - 9.	-do-
269.	0 - 17.	-do-
270.	0 - 8.	Ghairmumkin Johar.
271.	3 - 6.	Ghairmumkin Rasta (thorough fare).
272.	0 - 12.	Ghairmumkin Chah.
273.	1 - 11.	Chahi.
274.	2-10.	Chahi.
1820/275.	1-18.	Chahi.
1821/275.	2 - 2.	Chahi.
276.	1 - 0.	Chahi.
277,	0 - 16.	Chahi.
278.	1 - 0.	Chahi.
279.	5 - 8.	Chahi.
280.	6 - 6.	Chahi.
281.	3 - 9.	Chahi.
282.	0 - 19.	Chahi.
283.	2 - 19.	Chahi.
284.	2 - 10.	Chahi.
285.	1 - 10.	Chahi.
286.	1 - 13.	Chahi.
287.	7 - 17.	Rosli.
288.	2 - 13.	Rosli.
289.	2 - 7.	Rosli.
290.	4 - 17.	Rosli.
291.	2 - 10.	Rosli.
1856/292.	0 - 16.	Rosli.
1857/292.	1 - 14.	Rosli.
293.	2 - 3.	Rosli.
294.	2 - 3.	Rosli.
295.	4 - 1.	Rosli.
296.	0 - 5.	Banjar Qadim.
TOTAL:	436 - 19.	

In the notification under-section 6 of the Land Acquisition Act(I),1894

contd.....7.

field numbers 2128/128 and 2129/128 were printed through a clerical mistake instead of field numbers 2118/128 and 2119/128. The owners of the later field numbers know it well that there land is being acquired and actually there are no field numbers of the nomination 2128/128 and 2129/128. A corrigendum is not necessary as provided by para 34 of Standing Order No.28. The shortage in area is due to correct verification from the records of rights and also due to the fact that field number 112/2 which is in the middle of the road, measuring 13 biswas is not being acquired under this award.

COMPENSATION CLAIMS:

The following persons filed claims for compensation:- in compliance with notices under-sections 9 and 10.

Sl.NO.	Name of the claimant.	Compensation claimed.	Remarks.
1.	Sant Lal, Khazan Singh ss/o Ghasita, Harnand s/o Niader.	Rs.10,000/-for each well.	The claim is exorbitant and fabulous.
2.	Chander Mal s/o Ghasi Ram, for self and on behalf of Shri Kundan Lal.	Rs.10/-per sq.yd.	-do-
3.	Bhagwan Das s/o Murli, Suju s/o Bhola, Darbah s/o Bohlu, Raghunath, Banke, Zile Singh, Rohtas ss/o Rup Chand	Rs.30/-per sq.yd.	-do-
4.	Braham Singh s/o Mangat, Jit Ram, Jai Ram, Sita Ram ss/o Shadi Ram etc.etc.	Rs.30/-per sq.yd.	-do-
5.	Yad Ram s/o Hardev Singh,		Claims Rs.2000/- as mortgage money of field No.290, measuring 4B.17B.
6.	Banwari Lal s/o Ram Das.	-	Not concerned in this award.
7.	Ram Saran s/o Mitha Singh.	Rs.18/-per sq.yd.	The claim is exorbitant and fabulous.
8.	(Ram Sarup) Sham Singh for self and on behalf of Ram Sarup, Kishan etc.	Rs.30/-per sq.yd.for land Rs.6000/-for well.	-do-
9.	Dharam Singh s/o Ganga Sahai, Nehal Singh s/o Baldev Singh etc.etc.	Rs.10/-per sq.yd.	-do-
10.	Ram Avtar Singh s/o Prithvi Raj.	Rs.10/-per sq.yd.	-do-

contd.....8.

11.	Dharam Singh alias Dharam Vir. s/o Maha Singh etc.	Rs.30/-per sq.yd. plus Rs.6000/-for the well. Rs.20000/-as damages.	The claim is exorbitant and fabulous.
12.	Kishan Lal, Lal Singh, Manohar Lal, Amar Singh ss/o Mange.	Rs.25/-per sq.yd. Rs.6000/-for the well. Rs.10000/-as damages.	-do-
13.	Sadhu Ram alias Sadhu Singh, Asa Ram, etc.etc.	Rs.25/-per sq.yd. Rs.6000/-for the well. Rs.10000/-as a change of residence.	-do-
14.	Ram Bux, Munshi Ram etc.	-do-	-do-
15.	Dharam Singh s/o Kallu.	-do- Also claims Rs.50000/- for the factory.	-do- The claimant had unauthorisedly and without permission put up some structures after th Notification u/s 4. and so is not illigble for compensatio for the structure.
16.	Surat Singh s/o Ram Das.	Does not claim any compensation for tenancy rights over field No.239, measuring 4 bighas 1 biswa.	
17.	Ram Das s/o Har Jas.	Rs.30/-per sq.yd plus other charges.	The claim is exorbitant and fabulous.
	Mange s/o Mahdha.	Rs.30/-per sq.yd plus other charges.	-do-
19.	Vakalat nama only.		
20.	Rai Singh, Mehar Singh, Jit Ram etc.	Rs.20/-per sq.yd.	-do-
21.	Ram Chander, Durga Pershad, ss/o Tilak Ram and Tarief Singh.	Rs.30/-per sq.yd.plus other charges.	-do-
22.	Chhaju Singh s/o Bhurey, Kundan Singh, Hari Singh, Ram Singh ss/o Mukha.etc.etc.	Rs.30/-per sq.yd plus other charges.	-do-
23.	Pratap Singh, Hari Singh ss/o Niadar Singh.	Rs.9/-per sq.yd.	-do- The claimants do not own field No.193.
24.	Kabul Singh, Bhagwan Das, Nek Ram, Banwari Lal, Ram Kishan Nathu Singh.	Rs.30/-per sq.yd plus other charges.	The claim is exorbitant and fabulous.
25.	Jhandu s/o Chandroo.	Does not claim compensation for tenancy rights.	
26.	Surat Singh, Banwari Lal etc.etc.	Rs.30/-per sq.yd plus other charges.	The claim is exorbitant and fabulous.
27.	Ch.Bholu s/o Ch.Kallu.	Rs.20/-per sq.yd plus other charges.	-do-
28.		Also Rs.1,52,000/-for a factory.	The claimant put up some structures after Notification u/ had been [illegible]

entitled to [illegible]

B/F P/8.
The construction is unauthorised.

28.	Bhagwan s/o Jawhar.	Does not claim compensation for tenancy rights.	
29.	Ram Kishan s/o Ganga Sahai.	-	Not concerned in this award.
30.	Mange s/o Birbal.	-	-do-
31.	Mange Ram s/o Hardev, Ram Kishan s/o Ganga Sahai, etc.etc.	Rs.30/-per sq.yd for the land. Rs.20,000/-change of residence. Rs.6000/-for well. Rs.400/-for trees.	The claim is exorbitant and fabulous.
32.	Khazan Singh, Sant Lal, Har Nand, Ram Chander	Rs.10/-per sq.yd	The claim is exorbitant and fabulous.
33.	Shanker s/o Daulat.	Rs.30/-per sq.yd.	-do-
34.	Ram Lal) ss/o Hamraj. Shanker)	Rs.10/-per sq.yd.	-do-
35.	Ram Chander s/o Data Ram.	Rs.50/-per sq.yd.	-do-
36.	Gurdyal s/o Ramji Lal.	Claims that compensation should not be paid to Shri Dewan Singh s/o Ramji Lal on his behalf.	To be paid to the owner himself.
37.	Ram Chander, Ram Singh, ss/o Ramji Lal.	Rs.30/-per sq.yd.plus other charges.	The claim is exorbitant and fabulous.
38.	Manga s/o Ramji Lal, Bhagwana s/o Jug Ram, etc.etc.	Rs.10/-per sq.yd.	-do-
39.	Himat s/o Jhaman.etc.etc.	Rs.30/-per sq.yd.	-do-
40.	Dharam Singh s/o Umrao.	Claims compensation at .81nP in a rupee out of the compensation assessed for the land.	Unless the parties agree the compensation will be treated as disputed.
41.	Chander Mal s/o Ghasi Ram, Kundan s/o Bakhtawar Lal, through Arjan Singh.	Rs.30/-per sq.yd.plus other charges.	The claim is exorbitant and fabulous.
42.	Devi Sahai, Bhagwana ss/o Mukh Ram.	Rs.20/-per sq.yd.plus other charges.	The claim is exorbitant and fabulous.
43.	Mare Singh s/o Mehar Singh, Umrao Singh s/o Tota Ram.	Rs.30/-per sq.yd plus other charges.	-do-
44.	Bidhi Singh s/o Sukh Dev Singh.	Rs.35/-per sq.yd.	-do-
45.	Dunger Singh etc.	Rs.10/-per sq.yd.	-do- The compensation will be treated as disputed unless the co-sharers mutually agree.
46.	Shrimati Rattan Kumari w/o Banwari Singh.	Rs.10/-per sq.yd.	The claim is exorbitant and fabulous.

contd...10.

47.	Sunder Singh s/o Bhagwan Das.	Rs.10/-per sq.yd.	The claim is exorbitant and fabulous.
48.	Ishar Das s/o Sukhdev.	Rs.40/-per sq.yd.	-do- He is entitled to mortgage money if any.
49.	Pt.Dwarka Nath,Girdhari Lal,Chadha	Claim compensation for field No.116, measuring 3 bigha 2 biswas to the exclusion of Bharta son of Niadar.	

All the claimants have put in exorbitant and fabulous claims for compensation which are not based on reality. The land is un-developed and is being used for agricultural purposes generally. Constructions cannot be allowed by the Local Authority. The claimants produced irrelevant instances of fully developed colonies where construction can be allowed. The claimants who are eligible for compensation as per documentary evidence and as per entries in the revenue records are only entitled to the compensation as determined by me in this award, under the heading 'market value'.

MARKET VALUE:

We have to assess the market value of the land under acquisition as prevailing on the date of Notification under-section 4, namely 3rd September,1957. The following table will show the year-wise sales during the five years preceding the date of Notification under-section 4 of the Land Acquisition Act(I),1894.

Sl.NO.	Year	Area sold. Big.Bis.	Consideration money.	Average pe bigha kham.
1.	1952-53.	30 -12.	Rs.1,96,031.69.nP	Rs.6406.26n
2.	1953-54.	32 -17.	Rs. 87,095.50.nP	Rs.2651.31.
3.	1954-55.	25 - 4.	Rs. 97,921.56."	Rs.3737.[illegible]
4.	1955-56.	34 - 1.	Rs. 71,862.87.	Rs.2110.51.
5.	1956-57.	44 - 13½	Rs. 81,530.12.	Rs.1824.96.

The above statement has been prepared from the mutation register kept by the village patwari in respect of sanctione mutations and mutations which are pending. contd....11.

It does not include the rejected mutations.

The following sales took place during the year 1956-57 i.e.before the date of Notification under-section 4 of the Land Acquisition Act(I),1894. These sales took place within the revenue estate of village Naraina.

Sl.NO.	Mutation No.	Date of regn.	Area sold Big.Bis.	Consideration money.	Average per bigha kham
1.	1453.	12-11-56.	0 -8.	Rs 5187.50.nP.	Rs.12968.80.nP
2.	1482.	14-12-56.	0 -5.	Rs.2597.25.	Rs.10289.00.nP
3.	1504.	8-10-56.	0 -4.	Rs.2075.00.	Rs.10375.00nP
4.	1507.	27-4-57.	10 -19.	Rs.10000.00.	Rs. 913.20.nP.
5.	1523.	6-12-56.	0 - 5.	Rs.3150.00.	Rs.12600.00.nP
6.	1530.	14-9-56.	0 - 5.	Rs.2502.00.	Rs.10008.00.nP
7.	1531.	20-9-56.	0 - 5.	Rs.1900.00.	Rs. 7600.00.nP
8.	1533.	4-4-57.	0 - 4.	Rs.1676.37.	Rs.8381.80.nP.
9.	1538.	25-9-56.	2 -14.	Rs.4500.00.	Rs.1666.60.nP.
10.	1549.	15-1-57.	0 - 4.	Rs.2000.00.	Rs.10000.00.nP
11.	1553.	24-6-57.	1 - 1.	Rs. 900.00.	Rs. 857.20.nP.
12.	1581.	25-5-57.	0 - 9.	Rs.3750.00.	Rs.8333.00.nP.
13.	1592.	24-9-56.	0 - 4.	Rs.2000.00.	Rs.10000.00.nP
14.	1636.	21-3-57.	0 -15.	Rs. 500.00.	Rs. 666.60.nP
15.	1652.	2-9-57.	0 -6½	Rs.1500.00.	Rs.4615.40.n.
16.	1668.	29-8-57.	0 -12.	Rs. 600.00.	Rs.1000.00.nP.
17.	1684.	19-8-57.	1 -14.	Rs.6667.00.np	Rs.3921.80.nP.
18.	1697.	19-7-57.	0 -12.	Rs. 375.00.	Rs. 625.00.nP.
19.	1717.	8-12-56.	0 - 5.	Rs.2750.00.	Rs.11000.00.nP
20.	1755.	5-7-57.	4-14.	Rs.12000.00.	Rs.2553.20.nP.
21.	1756.	5-7-57.	4 -14.	Rs.12000.00.	Rs.2553.20.nP
22.	1771.	7-1-57.	0 -7.	Rs. 1400.00.	Rs.4000.00.nP.
23.	1825.	3-10-56.	13 -7.	Rs.1500.00.	Rs. 112.40.nP.
		Total:-	44 -13½	Rs.81530.12nP.	Rs.1824.96.nP.

The sales at serial No.1,2,3,5,6,7,8,10,12,13,15,19,22 are in respect of small plots which were presumably purchased for building houses and the price of small plots is always hig[her] than that of bigger plots, hence these sales which were for building purposes are not correct guide to assess the market value of the land under acquisition.

contd....12.

The average of sales for the years 1956-57, comes to about Rs.1825/-only per bigha kham.

The following awards have already been drawn up in this village and the price assessed is as follows:-

Sl.NO.	Award No.	Date of Notification u/s 4	Compensation award.
1	823.	21-1-1956.	Rosli: 1800/-per bigha.
2.	919.	4-3-58.	Rosli: 2000/-per bigha.
3.	1024.	29-7-58.	Rosli: 1750/-per bigha. Banjar Qadim: 500/-per bigha.
4.	1066.	22-2-60.	Chahi: 2500/-per bigha. Rosli : 2000/-per bigha. G.M.: 600/-per bigha.
5.	1209.	13-11-59.	Chahi: 2500/- per bigha. Rosli: 2000/- per bigha. B.Q. :- 1000/- per bigha. G.M.:- 600/- per bigha.
6.	1318.	13-11-59.	Chahi:-2500/- per bigha. Rosli: and Banjar Jadid:1500/-per bigha. Banjar Qadim&G.M: 600/-per bigha.
7.	1380.	13-11-59.	Chahi: 2500/- per bigha. Rosli: 2000/- per bigha. Banjar Jadid: 1500/- per bigha. Banjar Qadim: 1000/- per bigha. G.Mumkina : 600/- per bigha.
8.	1414.	13-11-59.	Chahi: 2500/- per bigha. Rosli: 2000/- per bigha. Banjar Qadim: 1000/-per bigha. G.Mumkin: 600/- per bigha.
9.	1431.	15-7-61.	Chahi: 2500/-per bigha. Rosli: 2000/-per bigha. G.Mumkina: 600/-per bigha. (Land adjoining the Ring) Rd. 3000/-per bigha.

- -

I have again inspected the land ~~today~~ hrs. It is in the shape of a triangle as per site-plan attached. On the east is railway line all along the land, in the west is ring road, in the north West is Mansrover garden colony and in the north east is the boundary line of Basaidarapur Revenue Estate. The land is mostly being used for agricultural purposes except some field numbers along and near the Ring Road. Field Nos.262,263,264,265,266,267,268,269 and 270 have been dug up for making bricks, and earth between 5 to 6 f deep has been removed all along and utilised for making bricks.

contd......13.

Thus the value of this block has been considerably reduced and the owners have already benefitted by selling the earth for making bricks. The land along and near the Ring Road which is un-irrigated and uncultivated, has additional potential value as building sites and I equate it to the land which is being used at present for agricultural purposes. The land which is being used for agricultural purposes, has also future potential value as future building sites, but it has lesser potential value being in the interior and away from Ring Road than the un-irrigated and un-cultivated land near the Ring Road. Thus I equate these two categories and put them into one block termed as Block 'A'. As already stated the land comprised in field numbers 262 to 270 which has already been dug up for making bricks is definitely inferior and will cost huge sums of money to level it up. Hence I classify this land into a separate block 'B'. As regards the assessment of the market value of the land under acquisition the relevant date i.e. the date of Notification under-section 4 is 3-9-1957. A glance at the average of sales during the preceding years will show that the average of sales in preceding years was higher than in 1957. The average for 1956-57 comes out to be Rs.1824.96.nP.

The following sales which are ~~sixx~~ either within or very near the land under acquisition are also relevant to assess the market value:-

Sl.NO	Mutation No.	Date of regn.	Area sold with field Nos.	Consideration money.	Average per bigha.
1.	1465.	23-6-56.	121,113/1, 115,120 including Chahi. Big.Bis. 9 - 1. 7 - 10	Rs.14,140.00.	Rs1562.00.
2.	1538.	25-9-56.	2,117/127, 2118/128. 2 - 14.	Rs. 4,500.00.	Rs.1666.00.nP.
3.	1656.	7-2-56.	105/2,2115/127, 122,2119/128. 5 -12. 8/93 share of 5 bighas 12-biswas equal 1 bigha 15 biswas.	Rs. 3,000.00.	Rs.
4.	1743.	9-2-56.	1/3rd share of F.No.98/2, 110/2,107/2, 10[illegible]. equal to 2 bighas biswas.	Rs.5,000.00.	Rs.1694.00

contd....14.

5.	1744. 1744.	27-1-56.	1/3rd share of F.NO.98/2, 110/2,107/2 and 109:- equal 2 bighas 19 biswas and 8/93 share of F.NO. 105/2,2115/127,122 & 2119/128:-equal to 1 bigha 15 biswas:-	B.B. 4-14.	Rs.8000.00.	Rs.1702.00

In all these sales it is clear that the vendees purchased the land for building purposes and not for agricultural purposes and there was no discrimination between well irrigated land and un-irrigated land. Mutation No.1465 as detailed in the above list also proves it. Here well irrigated land measuring 7 bighas and 10 biswas was sold at the same rate as un-irrigated land. The preference was in favour of the situation of the land.

In this case the land under acquisition is compact area and in the East is Railway Line, in the West is Ring Road, in the North West is Mansarover garden colony. Thus all the land has future potential value as suitable for building purposes due to expansion of the city. This is subject to the observation already made by me in respect of classifying the land into two Blocks 'A' and 'B' and also subject to the reasons given by me for equating the well-irrigated land with un-irrigated land.

Specific sales quoted by me above took place between the period 27-1-1956 to 25-9-1956, except one sale by mutation No.1755 that took place on 5-7-1957. Hence allowing for some appreciation in value from 27-1-1956 to 3-9-1957 I assess the market value of the land under acquisition as under:-

(i) Block 'A' excluding field numbers 262 to 270. Net area of Block 'A' 418 Bighas 17 Biswas; Price assessed Rs.2200/- per bigha.

(ii) Block 'B' consisting of field numbers 262 to 270. Total area 14 bighas 16 biswas; price assessed at Rs.1500/- per bigha.

contd......15.

(iii) No price is assessed for field number 271 measuring 3 bighas 6 biswas which is a thorough-fare used by the entire community.

TREES, WELLS AND OTHER STRUCTURES:

WELLS: There are some wells within the land as detailed below and the price assessed is shown against each:-

Sl.NO.	Field No. in which the well is situated.	Condition of the well.	Price assessed.
1.	114.	Out of use.	Rs. 1000.00.nP
2.	147.	Small well and very old. in bad condition.	Rs. 1000.00.nP
3.	192.	Built up masonary works; diameter 10½'	Rs. 1850.00.nP
4.	181.	Built up masonary works. In use and 13' wide.	Rs. 2150.00.nP
5.	272.	Built up masonary works. In good condition. In use.	Rs. 2100.00.n[illegible]
6.	229.	Built up masonary works. In good condition.	Rs. 1875.00.[illegible]
7.	244.	Built up masonary works. In working order.	Rs. 2025.0[illegible]
8.	237.	Built up masonary works. In working condition.	Rs. 1800.[illegible]
			Rs. 13800.0[illegible]

STRUCTURES: The structures on field Nos. 261 and 279 were built up after the Notification under-section 4 of the Land Acquisition Act(I), 1894 and no permission of the Collector was obtained to build the structures. Hence the owner is not entitled to any compensation for the structures. He can remove the 'Malvah'.

TREES: The list of trees and the price assessed is as follows:-

Sl.NO.	Field No in which tree is situated.	Kind of tree.	Approximate weight.	Pri[illegible] asse[illegible]
1.	244	Kiker - 1.	6 Quintal.	Rs. 3[illegible]
2.	237.	Neem - 1.	12 "	Rs. 60[illegible]
		Neem - 1.	4 "	Rs[illegible]

contd.....16.

M

3.	147	Kiker -1.	4 Quintal.
4.	150/2.	Kiker -2.	12 "
5.	181.	Kiker -1.	6 "
6.	214.	Kiker -2.	12 "
7.	272.	Neem - 2.	80 "
8.	195.	Kiker -1.	3 "
		Total:-	Rs. 7

APPORTIONMENT:

Compensation will be paid on the basis of t entries in the revenue record and as per award sta placed on the file. In cases where there are two co parties claiming compensation for the same land in su cases compensation will be treated as disputed and de in the court of the Additional District Judge, Delhi.

(ii) Field No.271 measuring 3 bighas 6 biswas is a fare used by the entire community and so no compensati will be paid for this field number.

92147.0
2220.0
94367.0

15% FOR COMPULSORY ACQUISITION:

As required by section 23(2) of the Land Acquisi Act(I),1894, 15% shall be paid on account of compulsory acquisition.

SUMMARY OF THE AWARD: The award is summarised as under:-

Sl.NO.	Block No.	Area Big.Bis.	Rate per bigha	Amount of compensation.
.	'A'	418 -17.	Rs. 2200/-	Rs. 921470.00.nP
2.	'B'	14 -16.	Rs. 1500/-	Rs. 22,200.00.nP
3.		3 - 6.	Nil	Nil.
4.	Add price of wells:-			Rs. 13,800.00.nP
			Total:-	Rs. 9,57,470.00.nP
.	Add 15% for compulsory acquisition:-			Rs. 1,43,620.50.nP
			Total:-	Rs. 11,01,090.50.nP
6.	Add price of trees:-			Rs. 704.00.nP
			G.Total:-	Rs. 11,01,794.50.

LAND REVENUE DEDUCTION: The land under acquisition is assessed to Rs. 210.07.nP. as land revenue which will be deducted from the Khalsa Rent Roll of the village with effect from Rabi,1964.

Mahinder Singh
(Mahinder Singh)
Land Acquisition Collec
Dt.30/10/

Seen
ADM LA Delhi
with powers of

Submitted to the Collector, Delhi for information.

Land

N.T. L.A. to send the various statements ready to enable me to disburse compensation at an early date.

Mahinder [signature]
LAC

4.11.1963

The papers are ready. I will announce the award to-morrow the 25th June 1964. The persons interested be informed.

Mahinder [signature]
LAC
24.6.64

P

آج دیوان سنگھ روپ رام ولد بھیت رام - [illegible] سنگھ ولد [illegible] - [illegible] سنگھ ولد [illegible]

[illegible] - [illegible] ولد [illegible] - رام کشن رام پرشاد [illegible]

[illegible] ولد [illegible] - [illegible] ولد [illegible] سنگھ - [illegible] سنگھ [illegible]

[illegible] سنگھ ولد [illegible] - [illegible] سنگھ ولد [illegible] - [illegible] ولد [illegible]

[illegible] سنگھ ولد [illegible] - رام [illegible] ولد بھیت رام - [illegible] سنگھ ولد [illegible]

[illegible] سنگھ ولد [illegible] - [illegible] ولد [illegible] سنگھ - [illegible] سنگھ ولد [illegible]

[illegible] ولد [illegible] سنگھ - رام سروپ ولد [illegible] رام - [illegible] ولد [illegible] سنگھ

[illegible] - ایوارڈ سنایا گیا

25 6/64
Mahinder Singh
L.A.C. II

[…] session of the acquired land, except Field nos 279, 114, 250 [which] are subject of writ petition in [the High] Court and are under [...] be taken over and delivered [to the] Land & Housing Deptt

[illegible]