

AWARD NO.....2/71-72.....

NAME OF THE VILLAGE.....NARAINA

PURPOSE OF ACQUISITION..... PLANNED DEVELOPMENT OF DELHI.

NATURE OF ACQUISITION..... PERMANENT.

A W A R D

In pursuance of notification No.F.4(1)/62-L&H dated 30th March, 1968 published u/s 4 of the L.A.Act 1894, 1 bigha 2 bis. is proposed to be acquired for planned Development of Delhi in village Naraina.

Vide publicity was given to it. After receiving objections u/s 5(9) of the said Act filed by the interested persons who were given personal hearing a report was sent to the competent authority Delhi. The Ltut.Gov-erner was pleased to declare 1big. 2 bis of land u/s 6 under the provision of the said Act vide notification No.F.4(1)/62-L&H dated 18th June 1968. Notices u/s 9 and 10 of the said Act were issued to the interested persons to file their claims which have been received and will be discussed at the proper place.

MEASUREMENT

The land acquisition field staff carried out verification of the area at the spot and also compared with the Revenue record. As a result of this verification the area was found to be 1 big. 2 bis which is to be acquired.

OWNERSHIP

The details of ownership, tenancy, Kh.Nos. and classification of soil are as under:-

S.No.	Name of owners	Name of occupant	Kh.No.	Area	Kind of soil
1)	Custodian 19/40 share Nathu Singh, Yad Ram ss/o Ram Bux 113/2560 Share each. Rup Ram, Ramchander ss/o Net Ram 113/2560 share each Banwari Lal, Ram Parshad ss/o Bhagwan Dass, 1/768 share each. Dharam Singh s/o Ganga Sahai 1/384sh. Nihal Singh Raghu Nath Singh Chet Ram, Bhanwar Singh ss/o Baldev Singh 137/7680 share each.	Possession of owners	1767	1-2	G.M.

Debi Sahai, Partap Singh
 ss/o Ram Dass 5/256 share each.
 Ram Chander s/o Pirthi
 1/32 shares. Lal Chand
 Rama Nand, Dal Chand,
 Amar Singh ss/o Sis Ram
 1/128 shares each.
 Bhagwan Dass s/o Baldev
 Singh, Ram Chander s/o
 Roshan 5/256 shares each.
 Ishar Singh, Sham Singh,
 Bidhi Singh ss/o Smt.
 Phulwanti, Balwanti d/o
 Sukh Dev 1/2880 share each.
 Haria, Sunder Lal ss/o Bheop
 1/576 share each.
 Ram Sarup, Kishan Lal
 ss/o Dhani Ram 1/384 share
 each.
 Khajan Singh, Sant Lal
 ss/o Ghasita 1/192
 share each. Har Nand
 s/o Niader 1/96 share
 Kundan Lal s/o Bhaktawar
 Chander Mal s/o Ghasi
 1/160 share each.
 Debi Sahi, Bhagwan Dass
 ss/o Mookh Ram 7/160 share
 each. all caste of Rajput
 Tanwar of village Naraina.

Total 1-2 G.M.

CLAIMS

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

S.No.	Name of claimant	Kh.No.	Detail of claim.	Evidence.
1.	Banwari Lal, Ram Pd. ss/o Bhagwan Dass, Dharam Singh s/o Ganga Sahai, Jit Ram Nihal Singh, Bhanwar Singh Raghu Nath Singh ss/o Baldev Singh, Rup Ram Ram Chander ss/o Net Ram, Yad Ram Singh, Nathu Singh ss/o Ram Bux.	1767	They have claimed compensation @ Rs.36/- per sq.yd Because DDA had allotted some copy of all- plots to owner -etment of @ Rs.36/- per sq.plots for yd. and also Rs.14400/- claim that they by the DDA. were the owner of Kh.No.1767	filed by Sh.Banwari Lalis a
2.	Sant Lal s/o Ghasita	1767	Has claimed compensation @ Rs.40/- per sq. yds.	filed no evidence
3.	Kishan Lal, Har Nand Ishwar Singh, Khajan A mar Singh, Ram Nand Lal Chand, Debi Sahai Partap Singh ss/o Ram Dass, Ram Sarup, Haryo ss/o Bheop Singh, Balwanti Phul Bati.		Have claimed @ Rs.40/- per sq. yds.	field no evidence.

MARKET VALUE

Contd....3

MARKET VALUE

1big. 2 bis in village Naraina which is an Urban village and Delhi L.R.Act is not applicable is under acquisition. The date of Primilary notification u/s 4 is 30.3.68. The market value is to be determined as on 30.3.68. The sales transaction ~~to~~taking place on or before 30.3.68 were obtained from the sub-Registrar's Office and they are as under:-

S.No.	Kh.No.	Area	Amount	Date of registration	Price per sq. yds.
1.	952	250 sq.yds	2500/-	31.1.66	10/-
2.	1601,1602	200 "	7000/-	30.3.66	35/-
3.	2079/1595	100 "	2500/-	11.2.66	25/-
4.	2094/2075 /1582	150 "	6000/-	30.3.66	40/-
5.	2095/2075 /1585				
5.	1601,1602	104 "	4000/-	30.3.66	38/46
6.	1598	52 "	5000/-	25.10.66	96/16
7.	997	215 "	4000/-	19.5.68	18/62

The sale transaction at S.No. 1 and 7 relate to land falling on or abutting the Ring Road. The other transactions relate to land in the approved colony of Inder Puri. There is no other sale transaction to help and assist in evaluating the price.

The sale transaction at S.No. 1 is near the Ring Road but adjoining the village Abadi. The sale transaction at S.No.7 is abutting the Ring Road. The land under acquisition has only one advantage, it is near the Abadi. The situation of the sale transaction is far better than the land under acquisition. The Awards made in the village are not helpful because the period between the notification u/s 4 range between 3 to 5 years. The only sale that could be considered is sale transaction at S.No.I. But the interval between the notification is 2 years. If a rational increase is provided it should be possible to arrive at a fair and ~~ma~~ just market value prevailing on 30.3.68,

Besides the size of the plot of sale transaction I and the area under acquisition is a second aspect for consideration. The plot of sale transaction I measures 250 sq. yds. Whereas the area under acquisition in terms of sq. yds. measures 1108 sq. yds. This is a big. difference so after considering the situation the area etc. I feel the price of the land under acquisition is less than Rs. 10/- per sq. yds. I therefore, award Rs. 8000/- per bigha kham.

COMPENSATION FOR WELLS TREES AND STRUCTURES.

There are newells, trees and structures on the land under acquisition. Hence no compensation has been assessed.

WAQF PROPERTY

There is only one Mata Temple on the land under acquisition.

INTEREST

The possession of the land under acquisition has not so far been taken over. The question of interest on this score does not arise.

SOLATIUM

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

LAND REVENUE

There is no land revenue on the land under acquisition.

MODE OF PAYMENT

The land under acquisition is a competent property. The compensation will be paid according to the share in the revenue record. In case of a dispute it will be sent to the ADJ, Delhi.

The Award is summarised as under:-

SUMMARY

Compensation of land measuring 1 bigha 2 bis @ 8000/- per bigha kham.	Rs. 8800-00
15% solatium for compulsory acquisition.	Rs. 1320-00
G. Total	<u>Rs. 10120-00</u>
(Rupees Ten thousand one hundred and twenty only)	

announced and paid today

24.4.71

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

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

DELHI ADMINISTRATION, DELHI.

NOTIFICATION

Dated the _____ June, 1968.

No. F.4(1)/62-122: Whereas it appears to the Lieutenant Governor, 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 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

<u>Village or locality.</u>	<u>Area</u> <u>Sis. Sis.</u>	<u>Field Nos. or Boundaries.</u>
Naraina.	1-02	1767 min.

By order,

sd/-

(D.P. BANUGUNA)
Deputy Secretary III (Land & Building)
Delhi Administration, Delhi.

Dated the 18 June, 1968.

Copy forwarded to the:-

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

D. P. Banuguna

(D.P. BANUGUNA)
Deputy Secretary III (Land & Building)
Delhi Administration, Delhi.



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

DELHI ADMINISTRATION, DELHI.

NOTIFICATION

Dated the 30 March, 1968.

No. P.4(1)/68-L&B: Whereas it appears to the Lt. 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 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.

DESCRIPTION

<u>Village or locality.</u>	<u>Area Sq. Mts.</u>	<u>Field Nos. or Boundaries.</u>
Haraina.	1 - 2	1767 min.

By order,

Sd/-

(D.P. BAHUGUNA)

Deputy Secretary III (Land & Building)
Delhi Administration, Delhi.

Dated the 30 March, 1968.

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4. Legal Adviser, Land & Building Department, Delhi.
5. Tehsildar, Land & Building Department, New Delhi.
6. Central Record Cell (Land & Building Department) New Delhi.

D P Bahuguna

(D.P. BAHUGUNA)

Deputy Secretary III (Land & Building)
Delhi Administration, Delhi.

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