

Award No 1859

NAME OF VILLAGE.....NARAINA

NATURE OF ACQUISITION..... PERMANENT.

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

In pursuance of Notification No.F.¹⁵(III)/59-LSG dated 13th November 1959 issued u/s 4 of the Land Acquisition Act 1894, The Government intend to acquire 34070 acres of land situated in various villages of the Union Territory of Delhi, village Naraina along with its abadi was one of the above said villages and 0-07 Biswas of land situated in this village was further notified u/s 6 of the said Act vide Notification No. F.4(1)/62-L&H dated 16th June, 1965. Due publicity was given to these notifications as required under the Act. Notices u/s 9 and 10 were also issued to the interested persons to file their claims, Which will be discussed at the proper place.

OWNERSHIP:

The area notified u/s 6 of the land Acquisition Act is 0.07 Biswas and same is found to be correct in measurement ^{as per} done by the field staff at site. There is no difference between the area notified u/s 6 and measurement. The details of area under acquisition, ownership, tenancy, Kh.Nos. and classification of soil are given in the statement below:-

~~The following persons are the owners~~

S.No.	Name of owner	Name of occupant	Kh.No.	Area	Kind of soil
1.	Sh.Munshi s/o Jangi	Self cultivation	1142/2/2	0-07	Rosli

CLAIMS AND EVIDENCE:

In response to the notices u/s 9 and 10 of the Land Acquisition Act, Shri Munshi has submitted claim requesting compensation @ Rs. 10/- per sq. yds. He has produced following documents in support of his claim.

1. Copy of registered sale deed dated 31.3.1958 in respect of field No. 2079/1595 for 3 bighas purchased for Rs. 18000/- This ~~xxx~~ land is about 3 furlongs from the Land under Acquisition, ~~xxxx~~
2. Copy of sale deed dated 23.8.1960 for 250 sq. yds. out of filed No. 1854/1784 for Rs. 1500/- the sale took place after

Contd....2

notification u/s 4, hence it is not admissible.

3. Copy of sale deed dated 1.3.1959 in respect of field No. 986 measuring 10 bis. for Rs. 2500/- . This is a small plot and that is why such a high price was paid for it. Moreover it is private sale and cannot be relied upon.

MARKET VALUE:

Market value is to be taken as it stood on 13.11.59 the date of notification u/s 4 of the Land Acquisition Act 1894. Sale price for the 5 years preceeding the date of notification u/s 4 comes to Rs. 2,788.40 per bigha. The year wise break up is as under:-

S.No.	Year	Area sold big.bis.	Amount of consideration average per bi	
1,	1954-55	27--00	Rs. 144902-81	Rs. 5356.80
2.	1955-56	29-10	Rs. 68834-37	Rs. 2333.20
3.	1956-57	67-13	Rs. 173893-62	Rs. 2570-40
4.	1957-58	95- $\frac{3}{4}$	Rs. 170672-69	Rs. 1795-60
5.	1958-59	42-9 $\frac{1}{2}$	Rs. 171445-50	Rs. 4036-40
Total		261-14 $\frac{1}{4}$	Rs. 729748-99	Rs.
Average Rs. 2788-40 per bigha.				

~~Average rate~~ The land under acquisition is abutting the Ring Road.

PREVIOUS AWARDS:-

Some of the awards announced in respect of land acquired on different dates in this village are as under:-

S.No.	No. of Award.	Date of Notification u/s 4 L.A. Act 1894	Qualify of land.	Rate Awarded per bigha.
1.	823	21-1-56	Rosli	Rs. 1800/-
2.	919	4-3-58	Rosli	Rs. 2000/-
3.	1024	27-9-58	Rosli B. Qadim	Rs. 1750/- Rs. 500/-
4.	1066	22-2-60	Chahi Rosli G. Mumkin	Rs. 2500/- Rs. 2000/- Rs. 600/-
5.	1209	13-11-59	Chahi Rosli B. Jadid B. Qadim	Rs. 2500/- Rs. 2000/- Rs. 1000/- Rs. 600/-

6.	13180 (1380).	13.11.59	Chahi Rosli B. Jadid B. Qadim G. Mumkin	Rs. 2500/- Rs. 2000/- Rs. 1500/- Rs. 1000/- Rs. 600/-
7 8.	1414	13-11-59	Chahi Rosli B. Qadim B. Jaiddid G. Mumkin	Rs. 2500/- Rs. 2000/- Rs. 1000/- Rs. 1500/- Rs. 600/-
8 9.	1431	15-7-61	Chahi Rosli G. Mumkin	Rs. 2500/- Rs. 2000/- Rs. 600/-
		13 big. 9 bis. situated North of village Abadi		Rs. 3000/-
9 10.	1621	13.11.59	G. Mumkin	Rs. 600/-
10 11.	1713	3.9.57	A Block B Block	Rs. 2200/- Rs. 1500/-
11 12.	1750	13.11.59	Chahi Rosli B. Qadim G. Mumkin	Rs. 2500/- Rs. 2000/- Rs. 1000/- Rs. 600/-
12 13.	1829	13.11.59	Chahi Rosli G. Mumkin	Rs. 2500/- Rs. 2000/- Rs. 600/-

I inspected the land under acquisition. It ~~is~~ ^{has} one the three sides land acquired for D.D.A. The land acquired through award No. 1414 and 1431 is similar in nature and value to the land under acquisition. The award No. 1066 relates to land acquired for Food Grain Godowns, which is about two furlongs from the land under acquisition. The land is also similar in nature and value to the under land acquisition. Thus after giving full consideration to the demand of the claimants, the situation of the land, the relevant sale transaction and the award already announced in the Village I am of the view that the flate rate of Rs. 3000/- ^{per bigha} is most reasonable and fair market price and I award the same accordingly.

TREES : WELLS AND STRUCTURES:

There are no trees, wells and structures in the Land under acquisition. No amount is payable towards this head.

WAQF PROPERTIES:

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

INTEREST:

The possession of the land under acquisition has not so far been taken over. The question of allowing any interest does not arise.

SOLITUM :

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

MODE OF PAYMENT:

Only 0.07 Bis. of land is under acquisition. Sh. Munshi is the owner of the land and the land is also in his occupation. There is no other interested person in the land under acquisition. He is entitled to receive the compensation according to the latest entries in the revenue record.

DEDUCTION OF LAND REVENUE:

The land under acquisition is assessed to Rs. 0-14 as land revenue and the same will be deducted from the Khalsa Rent Roll of this village from the harvest of taking over possession of the land under acquisition.

The summary of the Award is as under:-

Compensation for 7 biswas of land @ Rs. 3000/- per bigha	= Rs. 1050-00
Additional Solatium @ 15%	= Rs. 157-50
Total	= Rs. 1207-50

(Rs. One thousand, two hundred seven and fifty paise only)

Sham Karan
29/9
(SHAM KARAN)
LAND ACQUISITION COLLECTOR (P)
DELHI.

Forwarded to the Deputy Commissioner (District Collector)
Delhi for information and filling the award.

Sham Karan
29/9
(SHAM KARAN)
LAND ACQUISITION COLLECTOR (P)
DELHI.

Seen Filed.
20.12.1944
4.11.45
COLLECTOR DELHI

Pr. H. Gupta

Prepare and submit Statement-A
and Nabsha Lamljani.

10/2/67 19⁰⁰ 2121 10/16/67
touching

DRAFT NOTIFICATION U/S.6, OF THE LAND ACQUISITION ACT, 1894.

WHEREAS it appears to the Chief Commissioner of Delhi that land is required for a public purpose, namely for the _____ it is hereby notified that the 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

Locality or village

Total Area

Field Nos. or Boundaries
Boundaries

Navam

0 - 7 bighas

1142 parts.

Ch. B. S.
Patwar 1945

11
10/11/45
K90(LA)

11/11/45
Naib Tehsildar (LA)

11/11/45
LAC IV