

AWARD NO.....1898
NAME OF VILLAGE..... NARAINA.
NATURE OF ACQUISITION. PERMANENT.
PURPOSE OF ACQUISITION. PLANNED DEVELOPMENT OF DELHI.

In pursuance of the Delhi Administration notification No.F.15(245)/60-LSG/L&H dated 24th October 1961 issued under the provision of section 4 of the Land Acquisition Act 1894 area measuring 16000 acres situated in various villages of Union Territory Delhi, was notified to be acquired for public purpose namely for the Planned Development of Delhi. Land of Naraina village along with its abadi was one of the above said villages. 19 bigha 8 bis. of land situated in this village was further notified u/s 6 of the said Act vide notification No.F.1(20)/62-L&H dated 23rd November 1963. Wide publicity was given to these notifications and objections received u/s 5(a) of the land Acquisition Act 1894 have been sent alongwith ~~its~~ report to the concerned authority. Notices u/s 9 and 10 of the above said Act were issued to the persons interested to file their claims and the ~~items~~ ^{claims} will be discussed at the proper place.

MEASUREMENT:

Total area given in the notification u/s 6 as 19 bighas 8 bis. was verified by the field staff on the spot and also from the revenue record of the village and has been found to be correct.

OWNERSHIP:

The details of ~~land~~, ownership and tenency, Kh.Nos and classification of land is as under:-

S.No.	Name of owner	Name of occupant	Kh.No.	Area	Kind of big.bisland
1.	Umrao, Salag ss/o Garga Ram in equal share($\frac{1}{2}$ share) Ranjit Lal, Nathu Singh ss/o Maida in equal share $\frac{1}{2}$ share	Self cultivation.	258 min 258 Total	6--1 G.M.pits(1-1) 3-14 9-15	Chahi(5-0) G.M.Pits G.M.Pits(4-15)
2.	Ram Parshad, Banwari Lal ss/o Bhagwan Dass in equal share $\frac{1}{3}$ share Dharam Singh s/o Ganga Sahai ($\frac{1}{3}$ share)	" "	257 min 260 Total	5-13 3-10 9--3	Chahi G.M.Pits G.M.pit(3-10)
	Nihal Singh, Raghu Nath Singh, Chet Ram				

Bhanwar Singh ss/o
Baldev Singh in equal
share (1/3 share)

3. Ram Saran s/o
Matha Singh.

Hari Singh
Rattan Singh
Budh Singh in
equal share
occupants.

2117/127 0-10 B.Jadid.
min.

Chahi big. bis
10---13

B.Jadid 0---10

G.M.Pits. 8----5
Total 19---8

CLAIMS AND EVIDENCE:

No proper claims have been received in this ^{Case} area. However, Sh. Roshan Lal on behalf of M/S Bharat Builders and colonisers has submitted an application that Kh.Nos. 2117/127, 257, 258, 259, 260 were virtually in their possession. and they have received stay orders from the Hon'ble High Court Punjab for staying dispossession of the land. No rate of compensation has been given nor any proof in support of their application has been given.

MARKET VALUE:

Market value is to be taken as it stood on ²⁴23.10.1961 i.e. the date of notification u/s 4 of the land Acquisition Act. 1894

The average sale price for the five years preceedins the date of notification u/s 4 comes to Rs. 2101.20 P per bigha.

The year wise break ~~ix~~ up is as under:-

S.No.	Year	Area sold	Amount of consi- deration.	Average per bigha
		big. bis		
1.	1956-57	62--9 $\frac{1}{2}$	Rs. 165546-81P	Rs. 2648-80 P
2.	1957-58	80-15 $\frac{1}{2}$	Rs. 155738-73P	Rs. 1927-40 P
3.	1958-59	57-15 $\frac{3}{4}$	Rs. 107433-50P	Rs. 1858-80P
4.	1959-60	21--1 $\frac{3}{4}$	Rs. 39414--00P	Rs. 1868-00P
5.	1960-61	5--7	Rs. 9885-12P	Rs. 1847-60P
	Total	127--9 $\frac{1}{2}$	Rs. 478018-16 P	Rs. 2101-20 P

Average sale price for the year 1960-61 i.e. at the time of notification u/s 4 comes to Rs. 1847.60P per bigha.

PREVIOUS AWARDS

Contd.....3

PREVIOUS AWARDS:

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.	Quality 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.Qadim G.Mumkin	Rs. 2500/- Rs. 2000/- Rs. 1000/- Rs. 600/-
6.	1389	13.11.59	Chahi Rosli B.Jadid B.Qadim G.mumkin	Rs. 2500/- Rs. 2000/- Rs. 1500/- Rs. 1000/- Rs. 600/-
8.	1414	13.11.59	Chahi Rosli B.Qadim B.Jadid G.Mumkin	Rs. 2500/- Rs. 2000/- Rs. 1000/- Rs. 1500/- Rs. 600/-
9.	1431	15.7.61	Chahi Rosli G.mumkin	Rs. 2500/- Rs. 2000/- Rs. 600/-
			13 bigha 9 bis. situated north of Abadi.	Rs. 3000/-
10.	1621	13.11.59	G.Mumkin	Rs. 600/-
11.	1713	3..9..57	A Block B Block	Rs. 2200/- Rs. 1500/-
12.	1750	13.11.59	Chahi Rosli B.Qadim G.mumkin	Rs. 2500/- Rs. 2000/- Rs. 1000/- Rs. 600/-
13.	1829	13.11.59	Chahi Rosli G.Mumkin	Rs. 2500/- Rs. 2000/- Rs. 600/-
14.	1859	13.11.59	Flat rate	Rs. 3000/-

The land under acquisition is not a compact block. It is attwo different places. The Kh.No. 2117/127min is all by itself and other Kh.Nos. ^{Constitute} ~~cannot be~~ one Block. The whole land falls between the Mansrover Garden and land acquired through award No. 1750, 1414 and 1713.

Contd.....4

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Neither the land acquired through the said awards has been developed nor the Mansarovar Garden has come up. In fact they are still in the preliminary stage of development. The Messers Bharath Builders and colonisers have made no mention of the prevailing market price.

The land in Kh.Nos. 259 and 260 is ~~inferior~~ inferior in quality because it was used for Bhatta. The land of Kh.Nos 258 and 257 is chahi except for 1 bigha 1 bis in Kh.No. 258. The price prevailing before the notification u/s 4 dated 24.10.61 is to be considered for arriving at a just and fair market price. In awards No.s 1750, 1414 and 1713 the ^{price} fixed for chahi ranges between Rs. 2200/- to Rs. 2500/-, for B.Jadid ~~and~~ ^{and} Rs. 1500/- for G.mumkin Rs. 600/-. Since 1959 there has not been a significant rise in the price. ~~There~~ after giving full consideration to the relevant transaction, the awards already announced and the situation of the land I award for Chahi Rs. 2800/- per bigha kham, for B.Jadid Rs. 1800/- per bigha kham and for G.M.Pits Rs. 800/- per bigha kham which is reasonable and fair market price.

APPORTIONMENT:

As per Revenue Record the Kh.Nos under acquisition are under the possession of the owners. But Shri Roshan Lal on behalf of Messers Bharat Builders and colonisers has stated in his application filed under section 9 of the act that some Kh.Nos had been purchased by them ^{from} ~~for~~ the owners and some Kh.Nos were in their possession by virtue of an agreement and that they ~~were~~ were entitled to compensation.

As orders for staying dispossession have been received from the Hon'ble High Court Punjab the compensation of all the Kh.Nos under acquisition will remain disputed.

TREES WELLS AND STRUCTURES:

There are no trees, wells and structure in the land under acquisition.

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RELIGIOUS PLACES OR TRUST PROPERTIES:

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

LAND REVENUE:

The land is assessed to a land Revenue Rs. 5.47 P which is to be deducted from the revenue roll of the village from the date of taking over physical possession of the land under acquisition.

MODE OF PAYMENT:

The compensation of land will ^{not} be paid according to the latest entries in the Revenue Record, ^{because the whole compensation has been kept under dispute.}

The Award is summarised as under:-

Compensation for 10 big. 13 bis of Chahi land @ Rs. 2800 per bigha kham.	Rs. 29820-00
Compensation for 10 bis. of B.Jadid land @ Rs. 1800/- per bigha kham.	Rs. 900--00
Compensation for 8 big. 5 bis of G.M. Pits land @ Rs. 800/- per bigha kham.	Rs. 6600--00
Total	Rs. 37320-00
Add. 15% solatium	Rs. 5598-00
G.Total	Rs. 42918-00

(Rupees forty two thousand nine hundred and eighteen only)

Sham Karan
22. 3. 66
(SHAM KARAN)
LAND ACQUISITION COLLECTOR (P)
DELHI.

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

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

affd.
12/3/66
COLLECTOR DELHI

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Shri. H. Gupta vs

Prepared and Submitted Vaksha
Kamrajani and State ment
A. within a week. The
award are be announced
during the current month.
Award has already been
allotted

B
18/7

Announced today in the
presence of interested persons.

B
21/7

Q
1/10/72
3/2-
67
108
1/2077
A

Shri. G.P. Gupta Law Officer, Land and Building Department, Delhi Admn, Delhi
vide his letter No F.1(3)/64 L&B (W.P) dated 12-9-72 addressed to ADM (EA) has
informed that C.W. No. 89-D/64- M/S Bhagat Builders & Colonisers V/s D.O. 1
regarding to Kh. Nos 2117/27m², 257m², 258m², 259 & 260 measuring 19 bps & 8 bps
with reference to F.27(21)/64-let III has been dismissed by the Hon'ble High
Court as withdrawn on 21-8-72.

The ~~order~~ letter containing the above order was noted in file No 27(4)/64-let III
received the Tehsildar (Not).

Suman Singh
N.S.L.
24-12-72

AC 17/10/9/11

(To be published in Part IV of Delhi Gazette)

Hd. L. Chalkara

DELHI ADMINISTRATION, DELHI.

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NOTIFICATION.

September, 1963.

No.F.1(20)/62-LAH. Whereas it appears to the Chief Commissioner of 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 the land described in the specification below, is required for the above purpose.

2. 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.

3. A plan of the land may be inspected at the office of the Collector of Delhi.

specification

<u>Location of village</u>	<u>Total area</u>		<u>Field Nos. or Boundaries.</u>
	<u>Bis.</u>	<u>Bis.</u>	
1) <u>Naraina</u>	19	8	2117/127 min, 257 min, 258 min, 259 min and 260.
2) <u>Basai Darapur</u>	35	4	2339 min, 2340, 2341, 2342, 2343, 2344 min, 2322/2348 min, 2323/2346.

By order,

sup.

(Jagdishan)

Deputy Housing Commissioner,
Delhi Administration.

November 23, 1963.

Copy forwarded to:-

1. S&S Department (in duplicate) for favour of statutory publication in Delhi Gazette.
2. Engineer-Member, Delhi Development Authority.
3. Addl. Chief Engineer (Lands), C.P.W.D., New Delhi.
4. Shri R.L.Bawa, Town Planner, Delhi Municipal Corporation.
5. Land Acquisition Collector (I), Delhi.
6. Tehsildar, Land & Housing Department, Vikas Bhawan, New Delhi.

(Jagdishan)

Deputy Housing Commissioner,
Delhi Administration.

To Jagdishan
11/11/63



cut out at 3 No. 386.
LAC IV & LAC III for n.a. hl.
Naraina Basai Darapur

Copy to
Nare
P.D. 12/11/63
B.S. 12/11/63
Shri Chandra
to plan file
11/11/63

مجلس شورای

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شماره ۱۱۲ / ۶۳
تاریخ ۹/۱۲/۶۳
مجلس شورای

شماره ۱۱۲ / ۶۳
تاریخ ۹/۱۲/۶۳
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