

A A W A R D NO. 2008

Name of the village:

Nimri.

Nature of acquisition:

Permanent.

INTRODUCTION:

The land situate in village Nimri is required by the Government at the public expense for a public purpose namely for the Planned Development of Delhi. A notification under section 4 of the L.A. Act was made vide the notification No. F.15(57)/64-L&H dated the 11.3.1965. The substance of the notification was given due publicity and objections were invited from the interested persons. The objections were received and a report was made to the Delhi Administration, along with the objections in original. A declaration under section 6 of the L.A. Act was made vide the notification under section 6 No. F.15(57)/64-LSG/L&H(II) dated 5.4.1966. A notice under section 9(1) of the L.A. Act was given due publicity and notices under sections 9(3) and 10(1) of the L.A. Act were served upon the known interested persons. Almost all the interested persons have responded to the notices.

'MEASUREMENT & OWNERSHIP'

According to the notification under section 6 of the L.A. Act the total area to be acquired was 181 bighas and 9 biswas. From further verification made on the spot under section 8 of the L.A. Act, the area under acquisition comes to 181 bighas and 9 biswas. I, therefore, hold the area of acquisition to be true at 181 bighas and 9 biswas in detail of which according to the Revenue Record is as follows:-

	Km. No	Big. Bis.	Kind of land.
1.	136/2.✓	5 - 00	Bagh Mewa Nehri.
2.	137.✓	7 - 14	Bagh Nehri.
3.	139.	8 - 10	Nehri.
4.	140.	0 - 03 ✓	Banjer Qadim.
5.	141.	5 - 11	Nehri.
6.	142.	0 - 13	Banjer Qadim.
7.	143.	5 - 08	Banjer Qadim=
		5 - 05	Gm. Rasta = 0 - 03
8.	144.	2 - 17 ✓	Gm. Makan = 0 - 02
9.	145	4 - 14	Bagh Mewa Nehri.
10.	146.	0 - 12	Bagh Mewa Nehri.
			Banjer Qadim 0-00
11.	150/2.✓	2 - 05	Gm. Rasta 0-00
12.	151. ✓	6 - 11	Bagh Mewa Nehri.
13.	153/2.	2 - 14	Bagh Mewa Nehri.
14.	154/2.	0 - 19	Bagh Mewa Nehri.
15.	156.✓	1 - 01	-do-
16.	157.	1 - 19	-do-
17.	159. ✓	5 - 00	-do-
18.	161. ✓	1 - 11	-do-
19.	163. ✓	9 - 14	-do-
20.	166.	3 - 09	-do-
21.	167.	0 - 11	Nehri.
22.	260/168.	0 - 02	Nehri.
23.	261/168.	3 - 03	Nehri.
24.	169.	2 - 14	Nehri.
			Nehri 2-12
25.	178/2. ✓	31 - 18	Gm. Jopri 0-02
			Bagh Mewa Nehri
26.	183.	22 - 02	31-13
27.	207/184.	0 - 01	Gm. Kothi 0-05
28.	208/184.	22 - 08	Bagh Mewa Nehri.
29.	185.	21 - 19	Gm. Chah Pukhta.
			Bagh Mewa Nehri.
			Bagh Mewa Nehri

Bagh Mewa Nehri	=	147 - 11
Nursery	=	2 - 10
Nehri	=	23 - 18
Banjer Qadim	=	6 - 13
Gm. Rasta.	=	0 - 092
Gm. Kothi	=	0 - 05
Gm. Jhopri.	=	0 - 02
Gm. Chah Pukhta	=	0 - 01
		<u>181 - 09</u>

Note: - On my site inspection it was seen that there is no garden in the land except ⁱⁿ the khasra Nos.136/2(5-00), 137(7-14), 150/2(2-05), 151 (6-11), 153(2-14), 154(0-19), 178/2 min(15-13), total measuring 40 bighas 13 biswas, in which there exists garden.

'CLAIMS AND EVIDENCE'

The following persons have filed their claim petitions for compensation:-

Sl.No.	Name of the claimant(s).	Compensation demanded.
1.	Bihar Lal Schar Prop. Sachar Paultry Farm.	Rs.23,735/- as total compensation for levelling, etc., Rs.50,000/- for change of business, & Rs.1,80,000/- for diminution of profits, Rs.86000/-
2.	Satya Pal, Jaswant Rai, Kewal Krishan through Jaswant Rai, and Ram Prakash.	Demanded total compensation of Rs.6,55,045/- and Rs.20,000/- as loss of business.
3.	Prem Pal Singh Hodal Singh	Demanded Rs.3620.75ps. for paultry farm, Rs.1000/- as loss and alternative site.
4.	Mond. Islam s/o Abdul Karim.	Rs.20/- per sq.yd. for the land.
5.	Firath Ram s/o Bihari	Rs.20/- per sq.yd. for the land.

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6. Dayal Dass Kakkar s/o Late Sukh Dayal. Claimed Rs.8633/- for poultry farm and Rs.5000/- as loss of bussiness.
total.
Claimed/compensation Rs.7510/- and 15% solatium.
 8. Brhama Devi w/o Shri Shiv Dutt. Claimed total compensation of 7000/- and 15% solatium.
 9. Ranjit Singh, and Ratten Singh ss/o Balwant Singh. Claimed total compensation of 8200/- and 15% solatium.
 10. Shri Ashcharaj Lal Betti s/o Ram Jiwan. Claimed total compensation of Rs.10120/- and 15% solatium.
 11. Shmt. Raj Kumari w/o Ashcharaj Lal. Claimed total compensation of Rs.14520/-.
 12. Shmt. Yashoda Bai w/o Shri Pokhar Dass. Claimed total compensation Rs.9500/-
 13. Kishan Lal s/o Musadi Lal. Claimed total compensation of Rs.8100/- and 15% solatium.
 14. Shmt. Kailashwati w/o Shri Kacheru Singh. Claimed total compensation of Rs.8800/- and 15% solatium.
 15. Shmt. Kailashwati w/o Shri Kacheru Singh. Claimed total compensation of Rs.10080/-, and 15% solatium.
 16. Widhayawati w/o Jai Bhagwan. Claimed total compensation of Rs.24900/-, and 15% solatium.
 17. Shmt. Chameli Devi d/o Shri Bhagwan Dass, w/o Khazan Singh. Claimed total compensation of Rs.10832/-.
 18. Bharto Devi dt/o Jug Lal w/o Ram Sarup. Claimed total compensation of Rs.17,500/- and 15% solatium.
 19. Inderjit s/o Prem Raj. Claimed total compensation of Rs.13,800/-, and also 15% solatium.
 20. Rattan Singh s/o Nek Ram. Claimed total compensation of Rs.8700/- and 15% solatium.
 21. Ganga Ram s/o Raja Ram. Claimed total compensation of Rs.7700/- and 15% solatium.
 22. Bhagwan Das s/o Hari Lal. Claimed total compensation of Rs.11,000/-, and 15% solatium.
 23. Brahm Prakash s/o Lala Ram. Claimed total compensation of Rs.18000/- and 15% solatium.
 24. Shmt. Indu Mati w/o Shri Banwari Lal. Claimed total compensation of Rs.10,920/- and 15% solatium.

25. Deep Chand s/o Durga,
and Shmt. Bahuti Devi
w/o Deep Chand. Claimed total compensation of
Rs.12,000/- and 15% solatium.
26. Jai Lal s/o Deep Rup
Chand. Claimed total compensation of
Rs.11,800/-, and 15% solatium.
27. Nand Ram s/o Shri Ganga
Din Verma. Claimed total compensation of
Rs.21,830/- and 15% solatium.
28. Shmt. Vijayant Kumari
w/o Hardam Singh. Claimed total compensation of
Rs.7000/- and 15% solatium.
29. Shmt. Chander Kanta d/o
Shri Jayoti Prashad w/o
Sh. Babu Ram. Claimed total compensation of
Rs.8000/- and 15% solatium.
30. Shmt. Ram Kali w/o Shri
Ani Chand. Claimed total compensation of
Rs.9000/- and 15% solatium.
31. Shmt. Bag Kaur w/o Sh.
Saran Singh. Claimed total compensation of
Rs.6000/- and 15% solatium.
32. Shmt. Champa Devi w/o
Shri Khem Giri. Claimed total compensation of
Rs.4000/- and 15% solatium.
33. Shri Chander Bhan s/o
Shri Durga Giri. Claimed total compensation of
Rs.5000/- and 15% solatium.
34. Shri Murari Lal s/o
Shri Bodhan Ram. Claimed total compensation of
Rs.5900/- and 15% solatium.
35. Shri Jai Dayal s/o
Dule. Stated that he he has no concern
with the compensation of land etc.
and he is only the contractor of
fruits and hence the compensation
be paid to the owners.
36. Shmt. Motian Devi w/o
Hari Ram. Demanded total compensation of
Rs.1,12,915/- for the poultry farm.
37. Joginder Singh, Sovinder Singh, Harcharan Singh,
Babir Singh, Satbir Singh, and Shmt. Gulsarni. Claimed Rs.20/- per sq.yd. for the
land, Rs.15,000/- for the garden
house and the pacca platform,
Rs.300/- for the hand pump, Rs.4000/-
for three kacha rooms, Rs.5000/-
for the pacca well, Rs.34000/- for
the trees, Rs.1000/- for the wire
fencing and statutory solatium.
38. Para Chand s/o Ganga
Sahai through Davendra
Kumar Advocate. Demanded compensation @ Rs.5/- per
sq.yd. for 27 biswas of land.
39. Shmt. Savtiri Devi w/o
Sat Narain. Demanded Total compensation of

- Shri. Krishna Wanti w/o Shri Baldev. Claimed total compensation of Rs.9500/- and 15% solatium.
- Shri Bhix Sain Ranga s/o Shri Din Dayal Ranga. Claimed total compensation of Rs.10,000/- and 15% solatium.
- Chanderwati w/o Raghunath. Claimed total compensation of Rs.5300/- and 15% solatium.
- Lado Devi w/o Shri Narain Dutt. Claimed total compensation of Rs.3600/- and 15% solatium.
- Rambabu, Ram Kishore. Stated the land in question may not be acquired as there is mandir and a Ashram and telephone connections ~~etc~~ etc. on the land under acquisition of the petitioner. *claimed Rs. 50,000/- for land, 10/- for well and Rs. 40/- for gate*
5. Siri Ram. Stated that the compensation be paid to Shri Chander Bhan Gulati.
6. Chander Bhan Gulati. Demanded compensation @ Rs.30/- per sq.yd., Rs.14975/- for structure and well.
47. Lila Wati w/o Hardayal Mal. Rs.20/- per sq.yd. and Rs.30,000/- for the house and tube well.
48. Onkar Mal Sharma s/o Mangi Ram through Shri Birbal Prashad Attorney. Rs.20/- per sq.yd. for the land and Rs.30,000/- for the building.

Note: The claimants from sl. No.7 to 34, and 39 to 43 have submitted their claim petitions through Shri Manbir Singh Advocate.

2. The claimant at Sl.No.46 Shri Chand^{er} Bhan Gulati has demanded compensation for trees, ~~XXXXXXXXXXXX~~ well, nursery etc. But at the site it seen there is neither any nursery, well etc. nor any tree on the land, and the land has been sold in the form of plots.

The following evidences have been produced by the following claimants in support of their claims:-

Sl.no.	Name of the producer.	Nature of evidence produced
1.	Chand Rani w/o Bal Kishan.	Copy of sale deed No.3677 dated 25.2.66 in which

Brama Devi w/o Shiv Dutt.	Copy of sale deed No.8379 dated 26.4.66 purchased the land @ Rs.14/- per sq.yd.
Ranjit Singh and Rattan Singh, ss/o Balwant Singh.	Copy of the sale deed No.3663 dated 16.2.66 purchased @ Rs.14/- per sq.yd.
Ashokharaj Lal Sethi s/o Ram Jiwan.	Copy of sale deed No.4558 dated 16.2.66 in which the land was purchased @ Rs.14/- persq.yd.
Raj Kumari w/o Ashpharaj Lal.	Copy of the sale deed No.4557 dated 21.2.66 in which the land was purchased @ Rs.14/- persq.yd.
Yashodi Bai.	Copy of sale deed No.4419 dated 16.2.66 in which the land was purchased @ Rs.12.50ps. per sq.yd.
7. Kishan Lal s/o Udami.	Copy of the sale deed No.3676 dated 16.3.1966 in which the land was purchased @ Rs.11/- persq.yd.
8. Shmt. Kailashwati w/o Kacheru Singh.	Copy of the sale deed dated 5.3.66 according to which the land was purchased @ Rs.13/- per sq.yd.
9. Shmt. Kailashwati w/o Kacheru Singh.	copy of the sale deed dated 29.3.66 according to which the land was purchased @ Rs.15/- per sq.yd.
10. Vidayawati w/o Jai Bhagwan.	Copy of the sale deed dated 16.2.66 according to which the land was purchased @ Rs.14/- per sq.yd.
11. Chameli Devi w/o Khazan Singh.	Copy of sale deed dated 19.2.66 according to which the land was purchased Rs.14/- per sq.yd.
12. Bharto Devi w/o Jug Lal.	copy of sale deed dated 16.2.66.
13. Shri Inderjit s/o Prem Raj.	Copy of the sale deed dated 16.2.66.
14. Rattan Singh s/o Nek Ram.	Copy of the sale deed dated 1.7.66.
15. Ganga Ram s/o Raja Ram.	Copy of the sale deed dated 17.2.66.
16. Shri Bhagwan Dass s/o Hari Lal.	Copy of the sale deed dated 10.3.66.
17. Bhahn Prakash s/o Lala Ram.	Copy of the sale deed dated 17.2.66.
18. Shmt. Indu Matti w/o Banwari Lal.	Copy of the sale deed dated 11.4.66.
19. Chand s/o Durga	Copy of the sale deed dated 17.2.66.

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| Jai Lal s/o Rup Chand. | Copy of the sale deed dated 17.2.66. |
| Mand Lal s/o Ganga Dass. | Copy of the sale deed dated 16.2.66. |
| Smt. Vijaywant Kumari
w/o Harnam Singh. | Copy of the sale deed dated 17.2.66. |
| Smt. Chander Kanta. | Copy of the sale deed dated 16.2.66. |
| Smt. Ram Kali. | Copy of the sale deed dated 19.2.66. |
| Smt. Bhag Kaur w/o S. Saran Singh. | Copy of the sale deed dated 2.3.66. |
| Smt. Champa Devi w/o
Shri Khem Giri. | Copy of the sale deed dated 19.2.66. |
| Chander Bhan s/o Durga. | Copy of the sale deed dated 19.2.66. |
| Murari Lal s/o Bhodhan
Ram. | Copy of the sale deed dated 6.4.66. |
| Smt. Savitiri Devi w/o
Sat Narain. | Copy of the sale deed dated 16.2.66. |
| Smt. Krishna Devi w/o
Baldev Singh. | Copy of the sale deed dated 16.2.66. |
| Bhim Sain Ranga. | Copy of the sale deed dated 17.2.66. |
| Smt. Chanderwati w/o
Raghunath. | Copy of the sale deed dated 16.2.66. |
| Smt. Lado Devi w/o
Narain Dutt. | Copy of the sale deed dated 16.2.66. |
| Smt. Gulsarani Devi
w/o Shri Hira Singh. | <p>certificate of sale issued by
Copy of the judgment of Shri K.L.
Wason, P.C.S., Competent Officer,
Delhi, according to which the land
measuring 58 bighas and 10 biswas
was purchased for Rs. 1,76,000 in
public auction, yielding an average
of Rs. 2646.00 per bigha.</p> |
| Ram Babu and Ram Kishore. | Copy of the award No. 1237 and some
photographs of Mandirs etc. |
| Bihari Lal Sahawand
Dayal Dass Kakar. | Copies of the receipts showing that
poultry farm is being run since 1963. |

notification under section 4 of the Land Acquisition Act. Since the rates at which the lands were purchased cannot be made relevant for arriving at the correct market value of the land under acquisition.

No evidence regarding the sale of lands ~~was~~ taken place on or prior to the date of notification under section 4 of the Land Acquisition Act viz. 11.8.1965 was produced by any claimant.

'MARKET VALUE'

The land under acquisition is situated in between the Najafgarh Drain towards north-west, and the western-Jamuna canal towards south-east. On the eastern side of the land under acquisition adjoins the land of the villages Sadhora Khurd and Sadhora Kalan, and on the western side of the land under acquisition adjoins the land of village Choudari Haidarkhat which has been recently acquired vide the award Nos. 1926 and 1927.

The following sale instances are available in respect of lands in the village Nimri during the last five years prior to the date of notification under section 4 of the Land Acquisition Act viz. 11.8.1965:-

Year.	Area. Bis.Bis.	Total sale price.	Average rate per bis.
1960.	0 - 12	Rs.1500/-	Rs.2500/-
1961.	66 - 00	Rs.2,63,343.75.	Rs.3990.06ps.
1962.	54 - 04	Rs.1,33,797.00	Rs.2468.68ps.
1963.	48 - 12	Rs.1,92,930.00	Rs.3968.72ps.
1964.	nil.	nil.	nil.
1.1.1965 to 11.8.65.	22 - 03	Rs.39,600.00	Rs.1760.72.

It is however, seen that the entire area under acquisition pertains to the lands which were auctioned by the Rehabilitation Department from time to time. The above sales instances also include some of such lands. Generally these sales were in lieu of the ~~claims~~ of the claimants.

2 adjustment.

the displaced persons. Hence the rates involved in them cannot reflect the correct market value. Various awards have been drawn in village Niari and other adjoining villages of Chowkri Mubarakabad, Sadhora Khurd and Sadhora Kalan, and various rates have been allowed. Some pockets which were left out from those awards for some reason or the other are now being acquired under the present award. Besides, the kind and situation of the land under acquisition vary from that of the land acquired under the above said awards. In view of this fact it is rather difficult to arrive at a very accurate market value of the land under acquisition.

~~From the above statement of the sale instances it is seen that~~ During the year 1963 some private land bearing khasra Nos. 177, 179, 180, and 182 measuring 23 bighas and 12 biswas was sold for a consideration of Rs. 1,57,323/-, thus yielding an average of Rs. 6666.02 per bigha. Actually these lands were acquired vide the award No. 1929, in which the rate of Rs. 3500/- per bigha for the Bagh Mehri land and Rs. 3000/- per bigha for the other kind of land was allowed. This was because the date of the notification under section 4 of the L.A. Act of the above said award was 13.11.1959, and obviously, the said sale which had taken place on 13.3.1963 was not taken into consideration in that award which was announced on 19.1.1967. The land under acquisition bearing khasra Nos. 178/2, 183, 184, and 185 are just adjacent to the above said land. A perusal of the statement of sales instances noted above shows that no sale was recorded during the year 1964. The khasra No. 178/2 according to the revenue record is shown as Bagh Mahal, but at the site the garden only exists in half of the area, i.e. to the extent of 15 bighas and 13 biswas. Thus

market value for the khasra No.173/2 having garden. The other land bearing khasra Nos. 173/2 measuring 16 bighas and 5 biswas, 183(22-02), 207/184(0-01), 208/184(22-03), 185 (21-19) total measuring 82 bighas and 15 biswas is devoid of garden. Hence I propose the rate of Rs.5500/- per bigha for the said land.

The remaining land under acquisition which is situated towards the south of the Najafgarh Drain is inferior in situation to the land described above, in as much as it is somewhat farther from the Delhi City and there is no approach road to these lands. Quite close to these lands towards west, are the lands of village Chowkri Mubarkabad which were acquired vide the award Nos.1926 and 1927. In the said awards the rates of Rs.3500/- per bigha for the bagh Nehri land and Rs.3000/- per bigha for the 'other kind of land' were allowed. Similarly quite close to the lands under acquisition towards east are the lands of village Sadhora Kalan which were acquired vide the award No.1985, in which the rate of Rs.5600/- per bigha for the Bagh Nehri land and Rs.5100/- per bigha for the 'other kind of land' was allowed. The land under acquisition is thus situated in between the lands acquired under the award No.1926 and 1985. I have inspected the site and I found that the situation of the land under acquisition is slightly better than the land acquired under award No.1926 and is slightly inferior to the land acquired under the award No.1985. The khasra Nos.136/2 (5-06), 137(7-14), 150²/₂(2-05), 151(6-11), 153/2(2-14) and 154²/₂(0-19) total measuring 25 bighas and 3 biswas comprise of garden (Bagh Nehri) land. Thus taking into account the above factors, I consider the rate of Rs.5000/- per bigha towards a fair and reasonable market value of the said lands. s/o Kishan Lal s/o the remaining khasra Nos. in which either there is Lal s/o the

a rate of Rs.4500/- per bigha and I award accordingly.

'OTHER COMPENSATIONS'

There are some structures in the following khasra Nos. The C.P.W.D. was moved for the valuation of the same, but so far no reply was received. Hence the Naib Tehsildar (I.A.) has assessed the values of the structures at the site after looking to the existing condition of the structures as follows:-

Khasra No.	Kind of structure.	Value assessed
175/2.	5 rooms, 1 verandah and one hall and one gate.	Rs. 5969.00
208/134.	Two rooms.	Rs. 3345.00
142 and 143.	One room and one verandah.	Rs. 2099.00
153/2 and 154/2.	8 rooms, 1 verandah.	Rs. 12,338.00
139.	one room, one verandah.	Rs. 910.00
160 and 151.	one room with-out roof.	Rs. 553.00
157.	Three rooms and one tube well room.	Rs. 6110.00
Total		Rs. 31,634.00

There are some other structures, for which no value has been assessed as these structures were constructed after the dates of notification 4 and 6 of the L.A. Act the details of which are as follows:-

Khasra No.	Kind of structure.	Name of the Constructor.
163.	One room and boundary wall.	Not known.
	One room.	Om Prakash.
145.	One room.	Jai Lal Bhardwaj.
	one room.	Nirjan s/o Dhandi
	one room.	Chandul Lal s/o Kishu Lal.
	One room.	Kanchan Lal s/o Kham Chand.

166, 167, 260/168,
and 261/168.

Boundary Wall.	Dhano Devi.
One room.	Ram Chander Sharma.
One room.	Janki Prasad Sharma.
One Jhugi.	Bhooma.
One Jhugi.	Wanka.
One Jhugi.	Mohan Lal.
One Jhugi.	Male Ram.
One Jhugi.	Ram Dev.
One Jhugi.	Pancho.
One Jhugi.	Karain.
One room and One shop.	Durga Prasad s/o Babu Ram.
Two Rooms, bath room, and latrine.	Yashoda Bai.
One room.	Dhira Sain.
Three rooms and one boundary wall.	Raj Kumari w/o Ashch Lal Sethi.
Four rooms and Boundary wall.	Ashcharaj Lal Sethi.
Five rooms and Boundary wall.	Bharo w/o Ram Sarup
Six rooms and Boundary wall.	Vidhya Wati w/o Jai Bhagwan.
Two rooms.	Deep Chand s/o Durga
Four rooms.	Rattan Lal s/o Heta
One small room.	Mat. Chameli w/o Pt. Khasen.
One boundary wall.	Mal Highan.
Two rooms and boundary wall.	Shastriji.
One room and boundary wall.	Indarjit.
One room.	Kalawati w/o Kachora Singh.
Three rooms and boundary wall.	Jai Lal s/o Ram Chand

six rooms, kitchen
and boundary wall.

Nand Lal s/o Din Dayal.

One room and boundary
wall.

Brahm Prakash s/o Lala
Rani.

Three rooms.

Din Dayal.

Three small rooms.

Hindu Matti.

193.

Two rooms and
boundary wall.

Harbans Singh, Hova
Singh.

One room and
boundary wall.

Not known.

Two rooms and
boundary wall.

Not known.

One room and
boundary wall.

Chitrenjit owner,
and Chhedilal-tenant.

One room and
boundary wall.

K.L. Kappor s/o
Lurni.

One small room.

Booth Raj.

Chappar sicki(7)
(Poultry Farm).

Lari Ram Bhola, Madhu
Bujan Poultry Farm.

7 Sicki Chappar.
(Poultry Farm).

Dayal Dass s/o Sukh
Dayal Kaker.

13 Sicki Chappar.

Tirath Ram s/o Bihar
Lal Prop. Saini Poultry
Farm.

2 sicki chappar.

Prem Pal Poultry Farm.

Note: Although the chappar of the poultry farms are
constructed before the date of notification u/p 4,
yet no value has been assessed for these chappars,
as these ^{are 2} temporary and the owners are allowed to
remove their malha if they so desire.

184.

2 rooms, and
boundary wall.

Name of the owner
not known, but
Kanshilya Devi is
reported to be the owner.

Boundary wall.

Bal. Raj s/o Ram
Rattan-tenant.

Three rooms.

Krishan Lal.

One room and
boundary wall.

Hansa Ram.

One room and
boundary wall.

Name not known.

One room and
boundary wall.

Name not known.

Two rooms and
boundary wall.

Name not known.

One room and
boundary wall.

Name not known.

One room and
boundary wall.

Name not known.

One room, kitchen
and boundary wall.

Mr. Kapoor.

One room and
boundary wall.

Khila Ram s/o Goomi Ram.

One room and
boundary wall.

Parma Nand.

One room and
boundary wall.

Not known.

One room and
boundary wall.

Not known.

185.

one room and
boundary wall.

Jagdish s/o Milawa Ram.

One room and
boundary wall.

Mari Chand s/o Kishan
Chand.

One room.

Darshan Lal.

One room.

Name not known.

One room.

Name not known.

One room.

Ranji Lal-tenant.

One room.

Not known.

One room.

Name not known.

One room.

Name not known.

Three rooms and
boundary wall.

Name not known.

22 cirkhi ghagis.
(Poultry Farm).

Bihari Lal Schar.

Note: Although this poultry farm was constructed before the date of notification under section 4, yet no value has been assessed as this is temporary in nature and the owner is not a permanent resident.

141.

One room and
boundary wall.

El. Jain.

One room and
verandah.

Bal Kishan vaid.

One room without
roof.Name of the owner not
known.

142 and 143.

Three rooms.

Onkar Mal s/o Honga Ram.

Compensation for wells: There are two wells in khasra Nos. 178/2 and 207/134, the values of which have been assessed by the Naib Tehsildar at Rs. 2000/- and Rs. 500/- respectively.

Compensation for trees: There are few trees in the land under acquisition, the detail of which according to the revenue record is as given below:-

Khasra No.	Kind of tree.	Value assessed.
136.	2 Boalucha.	Rs. 300.00
	2 Shaktoot.	Rs. 20.00
	2 Tim.	Rs. 30.00
	2 Sheesham.	Rs. 135.00
	1 Gular.	Rs. 10.00
	2 Kachhal.	Rs. 20.00
	2 Aaru.	Rs. 20.00
	1 Aijir.	Rs. 10.00
	2 Ura.	Rs. 130.00
	2 Shaktoot.	Rs. 40.00
	2 Amrood.	Rs. 20.00
	Total ...	Rs. 741.00

Note: There is nursery in this khasra in an area of 3 bighas only and the plants are being sold by the owner, hence no value has been assessed for the nursery and the owner is allowed to remove his nursery.

133.

3 Kaurak.

Rs. 240.00

5 Mango.

Rs. 100.00

2 Ura.

Rs. 20.00

157.	13 Anrood.	Rs. 130.00
	12 Anrood.	Rs. 60.00
	6 Shroodham.	Rs. 240.00
	4 Jaman.	Rs. 40.00
	13 Anar.	Rs. 130.00
		Rs. 600.00
	G.Total	Rs. 1717.00

I have inspected the site and I find that the values assessed by the Maib Tehsildar for the structures, wells, and trees are quite reasonable and I award accordingly.

'APPURTENANCE'

The compensation will be paid on the basis of the latest entries in the revenue record, and in presence of the parties.

2. On behalf of 'Viyas Ashram' Shri Nam Babu, Shri Kishore have claimed that there are some temples in the khasra Nos. 153/2, and 154/2. It is however, noticed that an area of 12 biswas comprising in khasra No. 154/2 was left out from the Award No. 1237. Besides, at the site it was found that the 'Viyas Ashram' have occupied some more land in khasra No. 153/2 measuring 2 biswas and 14 biswas, and they have constructed small structures and installed idols of various Deities. Some of the structures are fitted with Electric Fittings, and there are open spaces for congregation, etc. No doubt the said structures have been constructed prior to the date of notification u/s 4 of the L.A. Act viz. 11.8.1965. As both the khasra Nos. now form part of the present acquisition, they have been included in this award. Now it is left to the Housing Department to take a decision.

3. Similarly in the khasra No. 143, there is a temple (Shivji) on an area of 2 biswas, which exists since prior to the date of notification under section 4 of the L.A. Act. This also has been acquired under the present award. But a decision will have to be taken by the Housing Department whether the area should or should not be left out from the acquisition.

During the site inspection it was found that the gardens existing in khasra Nos. 139(8-10), 140(0-03), 144(2-17), 143(4-14), 163(5-06), 161(1-11), 163(9-14), 166(3-09), 167(6-11), 260/163(0-02), 261/163(3-03), 169(2-14), 133(22-02), 203/184(22-08), 2135(21-19) total measuring 108 bighas and 17 biswas have been entirely cut by the respective owners, and they have been and are still selling plots -- to various persons illegally and unauthorisedly. The purchasers are vigorously constructing structures on these lands without competent sanction. All this is being done indiscriminately by certain irresponsible persons, although they have full knowledge of the land acquisition proceeding. The matter has been reported to the Housing Department as well as to the Municipal Corporation of Delhi from time to time. Hence no compensation has been assessed for these buildings. The compensation of these lands will, however, be treated as disputed and will be paid after verifying bonafide titles. From the rate the unauthorised sale of land is going on, it is likely that many such lands might be transferred and buildings might come up by the time the award is finally announced.

The compensation regarding khasra No. 183 and 185 in which the Poultry Farms and Subash Nursery will be paid in presence of the parties and in case of dispute it will be sent to the Adjudicator.

Compensation for the Land measuring
15 bighas and 13 biswas (Bagh Nehri)
@ Rs. 6000/- per bigha.

Rs. 28,000.00

Compensation for the Land measuring
82 bighas and 15 biswas (Other kind
of Land) @ Rs. 3500/- per bigha.

Rs. 4,50,000.00

Compensation for Land (Bagh Nehri)
measuring 15 bighas and 3 biswas @
Rs. 5000/- per bigha.

Rs. 21,750.00

Compensation for Land measuring
57 bighas and 15 biswas (Other kind
of Land) @ Rs. 4500/- per bigha.

Rs. 2,56,550.00

Compensation for the soil

Rs. 2,500.00

Compensation for the structure.

Rs. 31,844.00

Rs. 9,39,449.00

15% of the above as solation for
compulsory acquisition charges.

Rs. 1,45,417.35

Compensation for the trees.

Rs. 1,717.00

G. Total ...

Rs. 11,16,583.35

The land is assessed to a land revenue of Rs. 268.7700.
which will be deducted from the kharsa rent 20% of the
village from Rs. 1965.

(Zai Nows Nernaji)
Land Acquisition Collector (D)
DELHI/28.3.1967.

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मिस्त्र लाल देवी उड़ी मालाजी मालाजी
सर्वे श्री विजय लाल श्री माला विजय लाल
दामाजी देवी मालाजी श्री सुख देवी मालाजी वीरम
पुत्र विजय लाल, सतपाल पुत्र देवी