

Name of village

Neemri

Nature of acquisition

Permanent

INTRODUCTION:

The land bearing khasra Nos.130(1-2),143(6-3),152/2(12-7) 158(3-18),160(1-5),162(2-10), 153/164(6-2),154/164(3-18) and 155/164(1-6), total measuring 38 big.11 bis. situate in the revenue estate of village Neemri is needed by the Government at the public expence for a public purpose, namely, for the Planned Development of Delhi. Previously, this land was covered under the notification u/s 6 of the L.A. Act No.F.15(57)/64-L&H dated 11.8.1965, in respect of which, the Award No.1929 of Neemri was made. As stated in said Award under the head "Introduction", the land under reference could not be included in the Award No.1929 in view of the Civil Writ Petitions Nos.233-D, 234-D and 235-D. The Delhi Administration (Land & Building Department) has therefore, issued a fresh notification u/s 4 of the L.A. Act No.F.15(57)/64-L&H dated 4.11.1966 in respect of the area of 40 Big. 5 Bis. No objection u/s 5-A of the L.A. Act was received within the time limit prescribed. Hence, a report was made to the Delhi Administration accordingly. A final declaration u/s 6 of the L.A. Act was made vide the notification No.F.15(57)/64-L&H dated 5.5.1967. Notice u/s 9(1) of the L.A. Act was given due publicity and notices u/s 9(3) and 10(1) of the L.A. Act were served upon the known interested persons.

'MEASUREMENT AND OWNERSHIP'

According to the notifications u/s 4 and 6 of the L.A. Act, the total area to be acquired was shown as 40 Big. 5 Bis. But from further verification made of the spot u/s 8 of the L.A. ACT, it was noticed that the actual area under acquisition is 38 Big. 11 Bis., because, out of the Khasra No. 152 total measuring 14 Big. 11 Bis., an area of 1 Big. 14 Bis. stands already acquired under

the Award No.1237, and the remaining area of 12 bigha 7 bis. only is being acquired under the present Award showing the Khasra No. as 152/2. Hence, I hold the area under acquisition to be true at 38 bigha 11 bis., the details of which according to the revenue record are as given below:-

Khasra No.	Area Bigha Bis.	Kind of soil.
138	1 - 2	Bagh Nehri
148	6 - 3	"
152/2	12 - 7	"
158	3 - 18	"
160	1 - 5	"
162	2 - 10	"
253/164	6 - 2	"
254/164	3 - 18	"
255/164	1 - 6	"
Total	38 - 11	Bagh Nehri

'CLAIMS AND EVIDENCE'

S/s Jaswant Singh, Yeshwant Singh and Changa Singh alias Sher Singh ss/o S. Tulsiram have filed their claim petition through Sh. Devendra Kumar Goel Advocate, in which, they have claimed compensation at the rate of Rs.40/- per sq. yd. for the land, Rs.500/- per bigha for garden, Rs.5000/- for well, Rs.6000/- for one room and verandah and Rs.500/- for one hand pump. Besides, they have claimed Rs.1,00000/- for the Nursery existing in the khasra No.152/2.

Sh. Tara Chand s/o Ganga Sahai, in his claim petition, filed through Sh. Devendra Kumar ~~and~~ Goel, Advocate, has claimed compensation at the rate of Rs.40/- per sq. yd. for the land and Rs.5000/- per bigha for the garden.

In view of the above, I am advised to give the following instructions to the Collector of State Government and the District Collector:-
1. The landowner has to pay Rs. 10/- per acre for the land which is
held as Agricultural Land, and Rs. 10/- per acre for the land which is
held as Residential Land. Considering the actual situation
in the State of Bihar, the rate of Rs. 10/- per acre for
Agricultural Land and Rs. 10/- per acre for the Residential Land
~~is~~ **allowed 2**
is Rs. 10/- per acre. The land which is held in the
Liber category and its value is Rs. 10/- per acre.

About twelve Reference Letters have been sent to the Collector
and he is advised to have them filed against the Award No. 809, which
is in initial stage. The market value of the building soon vis-
ited in details in the area is Rs. 20.00. The date between the date
of the notification u/s 4 of the Rent Act of the year 1951 given
and the present award is ~~approximate~~ about one month which is reasonable.
In view of the condition that the value of Rs. 20.00 per sq. ft.
can be allowed for the Residential Land, and Rs. 10/- per acre
for the Agricultural Land.

RENTAL OF HOTEL

In view of the award No. 809 dated 19.12.1951, the amount of
Rs. 10/- only, say Rs. 10/- per sq. ft. in connection to the residential/
commercial, i.e., hotel Rs. 20.00/- If this not agreeable, the
Land owner may believe the nursery on his own.

CERTIFICATION

There is one room and a veranda of a Murray structure ^{in kerosene} for which the construction of Rs. 100/- has been assessed by the
Mudaliar. This is reasonable and I want to record it.

WELL

There is no well in the land under consideration. The well
for which the collector ss/s Jagannath Singh Patnaik has claimed
construction of a residential house in the area Rs. 100/- which has
been already done. In view of the award No. 1000 for which there
is no well in the land under consideration.