

Name of the village: Nilothi  
 Nature of acquisition: Permanent  
 Purpose of acquisition: Widening of Najafgarh Drain.

INTRODUCTION

Land measuring 73 bighas 19 biswa situated in village Nilothi was notified for acquisition u/s 4, 17 & 6 of Land Acquisition Act simultaneously vide notification Nos. F.7(69)/70-L&B(i) dated 15.3.72 & F.7(69)/70-L&B(ii) dated 15.3.72 respectively, for a public purpose namely 'Widening of Najafgarh Drain'. A corrigendum to the aforesaid notification u/s 4 & 6 was issued vide notification No. F.7(69)/70-L&H dated 19.6.72. Notice u/s 9(1), 9(3) & 10 were issued to the known persons interested in this acquisition, most of whom have responded by filing their claims.

TRUE & CORRECT AREA

The land was got measured on the spot by the field staff u/s 8 and true & correct area was found to be 80 bighas 1 biswa instead of 73 bighas 19 biswas notified u/s 4, 17 & 6, details of which are given as under:-

Rectangle No.	Kila No.	Area big.bis	Kind of land
28	25/2/1	0-9	Gair Abpash
30	3/2/1	0-6	-do-
	8/1/2/1	0-9	Abpash
	8/2/2/1	1-5	Gair Abpash
	9/1	0-1	Abpash
	12/2/1	1-10	Gair Abpash
	19/2	0-8	-do-
	20/2/1	1-2	-do-
	21/2/1	0-18	Gair Abpash

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		0-1	Gair Abpash
31	4/1	1-9	-do-
	5/2/1	1-9	Abpash
	7/2/1	1-10	-do-
	13/2/1	0-10	-do-
	18/2	1-1	-do-
	19/2/1	0-13	-
	21/2/1	0-12	Gair Abpash
	22/2/1	1-2	Abpash
36	20/2/1	0-9	Gair Abpash
	21/2	0-10	Abpash
	22/2/2/1	0-15	-do-
	22 / 1/2/1	1-5	-do-
37	2/1	1-7	-do-
	7/1	2-4	-do-
	8/1	1-5	Ado-
	14/2/1	1-4	-do-
	15/2/1	0-7	-do-
	16/1/2	0-6	-do-
	16/2/2	0-9	-
38	2/2/1	0-10	Abpash
	3/1/2/1	0-11	-do-
	3/2/1	0-13	-do-
	7/2/1	1-12	-
	8/2/1	1-2	-
	14/2/1	0-10	-
	15/2/1	1-5	Abpash
	16/2/1	1-15	Gair Abpash
39	21/2/1	0-11	-do-
42	5/2/1	1-0	-do-
	6/2/1	0-8	Abpash
	7/2/1		<i>he</i>

Contd..3...

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	13/1	0-6	-
	14/2/1	1-9	Abpash
	19/1	0-3	-do-
	18/2/1	1-11	-do-
	21/1	0-1	-
	22/2/1	1-15	Abpash
43	1/2/1	0-14	Gair Abpash
44	1/2/1	1-12	Abpash
	10/2/1	0-9	-do-
45	6/2/1	1-6	-do-
	14/2/1	1-3	-do-
	15/2	0-18	-do-
	17/2/1	0-14	-do-
	18/1/2/1	0-11	-dθ-
	22/1	0-8	-do-
	23/2/1	1-1	-do-
47	1/1/2/1	0-16	Gair Abpash
	1/2/2/1	0-19	Abpash
	9/2/1	1-3	-do-
	12/2/1	1-2	ññññ -
	19/2/1	1-2	-
	22/1/2/1	0-15	-
	22/2/2/1	0-6	Gair Abpash
48.	2/2/1	1-2	-do-
	9/2/1	1-3	-do-
	11/2/1	1-2	-do-
	20/2/1	1-2	-do-
	21/2/1	1-2	Gair Abpash
49.	6/1	0-1	-
	14/1	less than biswa	-
	15/2/1	1-4	-
	17/2/1	1-9	Gair Abpash
	18/1	0-1 ññ	-do-

: 4 :

	22/1	0-4	Abpash
	23/2/1	1-9	Gair Abpash
50	1/1	0-5	-do-
	2/2/1	1-5	-do-
	10/2/1	1-19	-do-
51	1/1	0-5	-
	2/2/1	1-10	-
	10/2/1	1-7	Gair Abpash
52	1/2/1	0-19	-do-
	2/1	less than biswa	-
	9/2/1	1-15	Gair Abpash
	12/2	0-11	-do-
	13/2/1	1-18	-do-
	14/2/1	1-4	-do-
	15/2/1	1-11	-do-
	6/2/1	0-9	-do-
58	2/1	0-3	* G.M. Rasta
55	2/1	0-4	- do -

TOTAL: 80- 1CLAIMS

The following interested persons have filed claims:-

Sr. No.	Name of the claimant	Khasra No.	Rectangle No.	Amount claimed
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1. Lal Chand, 21/2/1 31 Rs.10/- per sq.yd  
Jage ss/o 22/2/1 -do-  
Har Phool Singh
2. Raghbir Singh, 14/2/1 38 -do-  
Mahender Singh, 22/1 45  
Mahavir Singh, 23/2/1 -do-  
Tarif Singh, 25/2/1 28  
Nirenjan Singh 21/2/1 30.  
ss/o Tek Chand 7/2/1 31  
r/o vill. Nangli Jaliba 13/2/1 31 Contd..5..  
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9/2/1 47 Rs. 10/- per sq.yd

Dharam Pal, Anand Pal  
ss/o Chandgi Ram

4.	Bhagwana, Siri Lal, Jai Chand ss/o Munni, Maya d/o Munni Smt. Bimla d/o Munni Smt. Kamla d/o Munni Smt. Chotto wd/o Munni all r/o vill Nangli Jaliba	4/1 5/2/1 18/2 19/2/1	31 -do- -do- -do-	Rs. 30/- per sq.yd.
5.	Chander Bhan s/o Mam Singh	3/2/1	30	Rs. 10/- per sq.yd
6.	Sh. Jai Narain s/o Ranjit Singh	11/2/1 20/2/1	48 48	-do-
7.	Sh. Zile Singh s/o Ranjit Singh	9/2/1	48	-do-
8.	Maha Singh s/o Ram Singh	18/2/1 19/1 21/1 22/2/1 1/2/1	42 42 42 42 44	-do-
9.	Ratan Singh s/o Naval Singh	18/2/1 19/1 21/1 22/2/1 1/2/1	42 42 42 42 44	-do-
10.	Chandgi Ram s/o Kehar Singh	-do-	-do-	-do-
11.	Sh. Kanhiya s/o Sukh Lal	15/2/1 16/2/2/1 12/2/1 19/2 30/2/1 8/2/1	37 37 30 30 30 30	-do-
12.	Sardare s/o Ram Mehar	22/2/2/1 2/2/1	47 39	-do-
13.	Mange Ram s/o Ram Nath	32/1/3/1 6/1	47 49	-do-
14.	Banwari Lal, Daryo Singh s/o Tokh Ram	6/2/1 14/2/1 15/2/1	52 52 52	-do-
15.	Ram Pat, Hari Singh ss/o Chotu Smt. Manbhari wd/o Mukhtiar Singh	5/2/1 1/2/1	42 43	-do-

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Contd... 6...

Name of the claimant.	Kh.No.	Rect.No.	Rate Amount claimed.
5. Des Ram S/O Jia.	15/2/1 16/2/1	38 38	Rs.10/- per Sq.Yd.
7. Dhan Singh S/O Sh. Lekh Ram.	6/2/1 7/2/1	42 42	Rs. 25/- per Sq.Yd.
8. Lakhi Ram S/O Ram Kala.	19/2/1/	47	Rs.10/- per Sq.Yd.
19. Kartare , Pyare, SS/O Tej Ram. Jagdish ,Satbir SS/O Ratti Ram.	7/2/1 14/2/1 17/2/1 18/1/2/1	38 45 45 45	-do-
20. Rattan Singh S/O Bansi Ram.	22/2/2/1	36	-do-
21. Bhan Singh S/O Sh.Dalip Singh.	1/1 2/2/1 10/2/1	50 50 50	-do-
Bishni Devi Wd/o Narain Singh.			
Rajinder Singh, Anand Singh, Krishan Kumar SS/O Sh. Narain Singh			
22. Sube Singh S/O Tek Chand.	2/2/1 3/1/2/1	38 38	-do-
Dharam Pal S/O Sube Singh.	2/2/1 14/1 15/2/1 17/2/1 18/1 23/2/1	51 49 49 49 49 49	
23. Maid Singh, Bahdur Singh, Baljit Singh SS/O Sube Singh.	3/2/1	38	-do-
24. Sh.Sube Singh,Jage Ram SS/O Hukam Singh. Smt.Sarwan Devi WD/O Swaroop Singh,Km. Darshan Devi, Km. Nirmla Devi D/O Sarup Singh. Shamsher Singh,Rajinder Singh SS/O Sarup Singh.	10/2/1 6/2/1 15/2	44 45 45	-do-
25. Surat Singh,Ram Kishan, Ishar Singh SS/O Sukh Lal.	15/1 16/2/2 12/2/1 19/2 20/2/1 8/2/2	37 37 30 30 30 30	-

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26.	Phool Singh S/O Nihal Singh. Bharat Singh, Zile Singh, <del>xx</del> Niranjan Singh, Mahender Singh SS/O Phool Singh. Jagdish Singh S/O Charan Singh.	16/1/2/1 20/2/1 21/2 <del>22/1/2/1</del> 20/1 1/1/2/1 1/1/2 10/2/1/ 22/1	37 36 36 36 39 47 51 51 49	Rs.20/- per Sq.Yd.
27.	Sh. Sher Singh S/O Sh. Ram Dial.	14/2	38	Rs.10/- per Sq. Yd.
28.	Sh. Attar Singh S/O Dhan Singh.	1/2/2/1	47	-do-
29.	Sh. Hukam Singh S/O Bhola.	2/1 7/1 8/1 14/2/1 21/2/1 1/2/1 2/1 9/2/1 12/2 13/2/1	37 37 37 37 48 52 52 52 52 52	-do-

#### EVIDENCE.

Sh. Niranjan Singh S/O Sh. Phool Singh has filed a attested copy of sale deed No. 2290 dated 22.7.1964 in which Khasra No. 24/17 measuring 1 bigha has been sold for Rs.4000/- He has also filed a ~~aks~~ Shajra of village Nilothi and Hastsal.

#### MARKET VALUE.

Market value of the land under acquisition is to be determined on the date of notification u/s 4 i.e. 15.3.72. Sale transactions of land similar to the land under acquisition on or about the date of notification u/s 4 are to be taken into consideration along with awards and Court decisions in respect of similar land on the material date. Only one award No. 1083 in respect of land of this village notified u/s 4 on 20.6.60 is reported to have been made. This award fixing the market value of land in June, 1960, almost 12 years prior to the date of present notification, cannot be of any help in determining the market value of land in March, 1972.

The sale deed dated 22.7.64 filed by the claimant <sup>being</sup> ~~8 years old~~ can not reflect the market value of land on the material date.

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There is only one sale transaction mutated in the revenue record of this village during the period 15.3.71-15.3.72 , details of which are given as under:-

Sale deed No. with date	Kh.No.	Area big.bis	Consideration money	Average per bigha
8916 31.7.71	16/6	4-4	Rs.20,000/-	Rs.1393.73
	35/11	4-16		
	12/1	0-11		
	19	4-16		
	Total:-	14-07		

Land in Rect.No. 35 as mentioned in the above transaction is quite near to the land under acquisition. With the same kind of land as of the land under acquisition it can be a reasonable basis for determination of the market value of the land under acquisition which is mostly Abpash and Gair Abpash land. There is no difference between the Abpash & Gair Abpash land. I, therefore assess the market value of land Abpash & Gair Abpash measuring 79 bighas & 14 biswas at the rate of Rs. 1400/- per bigha.

Kh.Nos.58/2/1(0-3), 55/2/1(0-4) are recorded as Gair Mumkin Rasta which exists on the spot and is in use. It being public thorough fare, no compensation is assessed.

#### OTHER COMPENSATION

There are no trees, wells or structures on the land under acquisition.

#### 15 % SOLATIUM

A sum of 15 % solatium will be paid on account of compulsory nature of acquisition as provided u/s 23(2) of the Land Acquisition Act.

#### INTEREST

As possession over the land under acquisition has not yet been taken the question of interest does not therefore arise.

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APPORTIONMENT

Compensation will be paid according to the latest entries in the revenue record. In case of dispute, which is not settled between the parties within a reasonable period the amount of compensation will be sent to the Court of A.D.J., Delhi u/s 30, 31 of the L.A. Act for adjudication.

SUMMARY OF THE AWARD

Market value of land measuring 79 bighas 14 biswas at the rate of Rs. 1400/- per bigha	Rs. 1,11,580-00
Market value of land measuring 7 biswas (G.Mumkin Rasta)	Nil
15 % solatium	Rs. 16,737-00
GRAND TOTAL:	Rs. 1,28,317-00

LAND REVENUE

The land is assessed to land revenue of Rs. 51.21 P.s which will be deducted from the rent roll of the village from the date of taking over possession over the land.

*B.M.L. GAUMAT*  
(B.M.L. GAUMAT)  
LAND ACQUISITION COLLECTOR(DS)  
DELHI.

Anounced & filed today

*B.M.L. GAUMAT*  
20.11.72  
LAC (DS).

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w/S. 4

( TO BE PUBLISHED IN PART IV OF THE GAZETTE )

DISTRICT ADMINISTRATION, DELHI

NOTIFICATION

March , 1972.

No.F.7(69)/70-L&B(i):- Whereas it appears to the Lt. Governor, Delhi, that land is likely to be required to be taken by Government at the public expense for a public purpose, namely for widening of Najafgarh Drain, it is hereby notified that the land in the locality described below is likely to be acquired 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.

The Lt. Governor being of the opinion that provisions of sub-section(i) of section 17 of the said Act are applicable to this land, direct that the provisions of section 5A shall not apply.

SPECIFICATION

Village or Locality	Total Area Acr. Bis.	Field Nos. or Boundaries Rect. No.	Kila Nos.
1. Nungli Sukrawati	10-3	3	25min
		4	5min, 6min, 15min, 16min, 25min,
		19	5/1min, 5/2min, 6/1min, 6/2min, 15/1min, 15/2min 16min, 25min
		20	5min, 6min
		9	6/2min
		8	1/2min
		39	2min
		1	22/2min, 17/2min, 16/2 min, 15/2min, 18/2min, 23/2min
		2	11/2min, 12/2min, 9/2 min, 8/2min, 7/2min, 6/2min
		3	10/2min, 11min, 9/2min, 12/2min, 13/2min, 14/2 min, 17min, 16/2min
		4	20/2 min, 19/2min, 22min, 23/2min, 24/2min

25

1.	2.	3.
Bi.	Bis.	
3. Shafipur Ranholia	29-9	56      1min
		55      5/1min, 4/1min, 3/1min, 2/2/1min, 2/1/1min, 1/1min
		54      1/1min, 2/1min, 3/1min, 4/1min, 5/1min
		53      6/1/1min, 6/2/1min, 7/1min, 8/1/1min, 8/2/1min, 9/1min, 10min, 11/1min 72/lmin
		52      14/1min, 15/1min, 17/1min, 18/1min, 19/1/1min, 21/1min, 22/1/1min, 22/2/1min
		51      4min, 5/1min, 7/1min, 8min, 12min, 13/1min
4. Bapraula	32-12	37      4min, 7/1min, 8/2min, 13/1min, 12min, 19/1min, 20min, 21/1min
		34      25min
		38      5/1min, 6/1min, 15/1min, 15/2min, 16/1min, 25/1, 24min
		41      4/1min, 7/1min, 14/1min, 17/1min, 24/1min 70/lmin
		42      5/1min, 4min, 6/1min, 15/1min, 16/1min, 25/1min
		66      5/1min, 4min, 7/1min, 14/1min 13/1min, 18/1min, 22/1min
		67      2/1min, 10/1min, 11/1min

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		7/2min, 14/2min, 15/2min
5		11/2min, 12/2min, 13/2min, 18min, 17/2min, 24min, 25/1/2 min, 25/2/2min, 25/3/2min, 25/4min
8		5min
6		21/2 min
7		1/2min, 10/2min, 9/2min, 12/2min, 13/1/2min, 13/2/2 min, 18/2min, 24/2min
	94/2min	
20		5/2min, 4min, 6/2/2min, 15/2min, 16/2min, 25/2min
22		5/1/2min, 5/3/2min, 6/2min, 15/2min, 16/2min, 25/2min
32		5/2/2min, 6/1/2min, 6/2/2min
33		11/1/2min, 11/2/2min, 19/2min, 23/1/2min, 23/2/2min
17-8		Khasra Nos:- 1/2min, 2/2min, 10/2min, 11/2min, 19/2min, 20/2 min, 23/2min, 24/2min, 34/2min, 33min, 35/2min, 46min, 47/2min, 48/2min, 51/2min, 52/2min, 59/2min, 60/2min, 66/2min, 67/2min, 68/2min, 77/2min, 78/2min, 87/2min, 88/2min, 97/2min, 98/2min, 109/2min, 112/2min, 126/2min, 127/2min, 140min
73-19	37	2min, 3min, 7min, 8min, 14min, 15min, 16
	36	20min, 21/2, 22/1min, 22/2min

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3.

- 38 2min, 3min, 7min, 8min, 14min,  
58min 15min, 16min
- 39 21min
- 47 1/1min, 1/2min, 9min, 12min,  
19min, 22/1min, 22/2min
- 48 2min, 9min, 11min, 20min, 21min
- 52 1min, 2min, 9min, 12min, 13min,  
14min, 15min, 6/2min
- 51 10min, 1min, 2min
- 49 6min, 22min, 23min, 17min,  
18min, 14min, 15min
- 50 10min, 1min, 2min
- 45 22min, 23min, 18/1min, 17min,  
14min, 15min, 6min
- 44 10/2min, 1min  
55min
- 42 21min, 22min, 18min, 19min,  
13min, 14min, 6min, 7min, 5min
- 43 1min
- 31 21min, 22min, 19min, 18min,  
13min, 7min, 4min, 5min
- 28 25min
- 30 21min, 20min, 19/2, 12min,  
9min, 8/1min, 8/2min, 3min

By order,

( R.N. PURI )  
 DEPUTY SECRETARY (LND & LLDG.)  
 DELHI ADMINISTRATION: DELHI.

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No.F.7(69)/70-L&B

Mar. , 1972,

Copy forwarded to:-

1. Public Relation Department, Delhi Administration, (in duplicate), for publication in part IV of Delhi Gazette.
2. The Additional District Magistrate(L), Delhi.
3. The Land Acquisition Collector(P), Delhi, w/r to his letter No.F.2(57)/71-Tch(N)/2251-52 dtd.15.2.72.
4. The Executive Engineer, Flood Control and Drs. Div. No.I, Delhi Admn., Curzon Road, New Delhi, w/r to his letter No.NB-23(L)/1031 dtd.17.2.72.

( R.N. PURI )  
 DEPUTY SECRETARY(LAND & BLDG.)  
 DELHI ADMINISTRATION: DELHI.

\*L.N\*

Imparade

Yours  
Anil (A)

Anil is the name of my

M.J.C.