

AWARD NO. 9/1976-77.

Name of Village

Nilothi.

Nature of Acquisition

Permanent.

Purpose of Acquisition

For the work of Keshopur
Effluent Irrigation Scheme.

AWARD

These are proceedings for determination of compensation under section 11 of the Land Acquisition Act, 1894. The land measuring 52 bighas 10 biswas situated in village Nilothi was notified u/s 4, 6 and 17 of the Land Acquisition Act, vide Delhi Administration Notification Nos. F.7(42)/L & B (i), F.7(42)/71- L & B (ii) and F.7(42)/71- L & B (iii) dated 16.4.75 respectively for a public purpose namely for the work of Keshopur Effluent Irrigation Scheme. Notices u/s 9 and 10 of the Land Acquisition Act were issued to the persons interested and claims filed by them are discussed hereafter under the heading 'compensation claims'.

True & Correct area:

The land was measured on the spot by the Land Acquisition Field staff and the available area found at the spot is 52 bighas 10 biswas. It has further been observed that Khasra No. 16/6 min does not fall in the alignment of the scheme. This Khasra No. is, therefore, excluded from the purview of this award. The khasra numbers under acquisition are as under:

<u>Field No.</u>	<u>Area</u>	<u>Kind of soil.</u>
4/20/2/1	0-15	Abpash
4/20/3	0-4	"
4/21/2	less than biswa	G.Abpush.
4/21/3/1	0-14	"
4/22/2/1	0-13	Abpash
4/22/3/1	0-18	"
4/23/2/1	0-12	"

K.L. Chouhan

4/23/3	0-1	Abpash
5/9/2/1	0-6	"
5/10/2/1	0-12	"
5/10/3	0-2	"
5/11/1/2/1	0-9	"
5/11/2/2/1	0-4	"
5/12/2/1	0-9	"
5/12/3/1	0-17	"
5/13/2/2/1	0-14	"
5/13/2/3/1	0-17	"
5/14/2/1	0-17	"
5/14/3/1	0-11	"
5/15/1	0-2	"
5/16/2/1	0-17	"
5/16/3/1	0-17	"
5/17/2/1	0-10	"
6/6/2/2/1	0-10	"
6/6/2/3/1	0-16	"
6/7/2/2	0-3	"
6/7/2/3/1	0-10	"
6/15/1	0-1	"
9/3/2/1	0-6	"
9/3/3/1	0-16	"
9/4/2/1	1-4	G.Abpush.
9/4/3/1	0-18	"
9/5/2/2/1	0-10	"
9/6/2/1	0-17	Abpash
9/6/3/1	1-4	"
9/7/1	0-5	"
10/10/2/1	1-5	"
10/10/3/1	0-14	"
10/11/2	0-2	"
10/11/3/1	0-15	"
10/12/2/1	1-3	"
10/12/3/1	1-0	"

K. C. Chopra

: 3 :

10/13/2/1	0-6	Abpash
10/17/2/1	0-12	"
10/17/3	0-2	"
10/18/2/1	0-13	"
10/18/3/1	1-0	"
10/19/1	0-4	"
10/24/2/1	0-7	"
10/24/3/1	0-18	"
10/25/2/1	0-14	"
10/25/3/1	0-8	"
13/21/2/2/1	0-4	"
15/11/2/1	0-13	"
15/12/2/1	0-4	Jadid No.1.
15/17/2/1	4-7	G.Abpash.
15/18/2	3-2	"
15/18/3	0-3	"
15/19/2/1	0-15	Abpash
15/19/3/1	0-6	"
15/20/2/1	0-9	"
15/22/1	0-3	"
15/23/2	0-1	"
15/23/3/1	2-17	"
16/1/2/1	0-11	"
16/1/3/1	0-15	"
16/2/2/1	0-17	"
16/2/3	0-2	"
16/3/2/1/1	0-3	"
16/7/2/1	0-12	"
16/8/2/1	0-11	"
16/8/3/1	0-15	"
16/9/2/1	0-17	"
16/10/1	less than biswa	"
16/13/1	less than biswa	"
16/14/2	less than biswa	"
16/14/3/1	0-17	"
16/15/2/1	0-16	"

1/2/2/2/1

: 4 :

16/15/3/1	0-14	Abpash
16/16/2/1	0-1	"
17/5/2/1	0-5	"
30/1/3/1	0-10	G.Abpash.
30/2/3	0-1	"
30/3/2/3/1	0-14	Abpash
30/12/2/2/1	0-1	"

The details of land according to the kind of soil are as follows:

Abpash	40 bighas 17 biswas
G.Abpash	11 bighas 9 biswas
Jadid No.I	0 bigha 4 biswas
Total Area	52 bigha 10 biswas.

COMPENSATION CLAIMS.

The following persons have filed their claims for compensation:

Sr. No.	Name of the claimant	Khasra No.	Compensation claimed
1.	S/Sh.Surat Singh, Ishwar Singh, Ram Kishan ss/o Sukh Lal th.Surat Singh	30/13/3/2	Have claimed @ Rs.20/- per sq.yard.
2.	Sh.Mange Ram s/o Ram Nath th.his son Prem Singh, Special Attorney.		Has claimed @ Rs.10000 per bigha.
3.	S/Sh.Naranjan Singh, Phul Singh, Bharat Singh, Jagdir Singh, Zile Singh, Mohinder Singh, th.Naranjan Singh.	5/11/1/2/1, 6/6/6/3/1, 6/6/2/3/1, 6/7/ 2/2, 6/7/2/3/1, 6/15/1	Have claimed @ Rs.2000 per bigha.
4.	S/Sh.Bahadur Singh, Baljit Singh, Med Singh.	4/12/3/1, 4/21/21, 4/20/3, 4/20/2/1, 5/11/2/2/1, 5/12/ 2/1, 5/12/3/1, 5/13/2/2/1, 5/13/2/ 3/1, 5/14/2/1, 5/15/1, 5/16/2/1, 5/16/3/1, 5/17/2/1, 5/14/3/1.	Have claimed @ Rs. 20000/- per bigha.
5.	Sh.Tej Ram s/o Gange Sana	15/9/2/1, 10/4/1, 10/3	Has claimed Rs.10/- per sq.yd.for land & Rs. 10000/- as severance charges.

K.L. Chopra

6. Sh. Jai Narain s/o Ranjit Singh. 15/11/2/1, 15/17/2/1 Has claimed Rs.10/- per sq.yd. for land & Rs. 10000 as severance charges.
7. ~~S~~Sh. Sat Parkash, Parveen Kumar ss/o Jai Narain th. Jai Narain as their natural guardian. 10/13/2/1, 17/2/1, 17/3, 18/2/1, 18/3/1, 24/2/1, 24/3/1, 20/2/1, 20/3/1, 15/2/1, 23/2, 23/3/1, 5/2/1, 1/3/1, 2/3. Has claimed Rs.10/- per sq.yd. for land & Rs. 10000/- as severance charges.
8. Sh. Manjou Kumar s/o Zile Singh th. Jai Narain. 10/13/2/1, 17/2/1, 17/3, 18/2/1, 18/3/1, 24/2/1, 24/3/1, 20/2/1, 20/3/1, 15/2/1, 23/2, 23/3/1, 5/2/1, 1/3/1, 2/3 Has claimed Rs.10/- per sq.yd. for land & Rs. 10000/- as severance charges.
9. Sh. Chandgi Ram s/o Khar Singh th. Om Parkash. 15/12/2/1, 18/2, 18/3, 19, 19/3/1, 10/12/2/1, 12/3 Has claimed Rs.10/- per sq.yd. for land & Rs. 10000 as severance charges.
10. Mst. Surja wd/o Chander Bhan th. Jai Narain. 10/13/2/1, 17/2/1, 17/3, 18/2/1, 18/3/1, 24/2/1, 24/3/1, 20/2/1, 20/3/1, 15/2/1, 23/2, 23/3/1, 5/2/1, 1/3/1, 2/3 Has claimed Rs.10/- per sq.yd. for land & Rs. 10000/- as severance charges.
11. Rattan Singh s/o Nawal Singh th. Om Parkash. 15/12/2/1, 15/18/2, 18/3, 19/2/1, 19/3/1, 10/12/2/1, 12/3/1. Has claimed Rs.10/- per sq.yd. for land & Rs. 10000/- as severance charges.
12. Sh. Zile Singh s/o Ranjit Singh th. Jai Narain. 16/13/1, 14/2, 14/3/1, 15/2/1, 15/3/1, 16/2/1, 15/20/2/1 Has claimed Rs.10/- per sq.yd. for land & Rs. 10000/- as severance charges.
13. Sh. Daryao Singh, Banwari ss/o Tokh Ram th. Daryao Singh. 22/2/1, 22/3/1, 23/2/1, 23/3/1. Has claimed Rs.10/- per sq.yd. & Rs. 10000/- as severance charges.
14. S/Sh. Deep Chand, Ram Pat ss/o Rizak Ram th. Deep Chand. 30/9/2/3/1 Has claimed Rs.10/- per sq.yd. for land & Rs. 10000/- as severance charges.
15. S/Sh. Kanhiya, Jug Lal ss/o Rattan Lal th. Kanhiya. 9/3/4/1, 3/3/1, 7/1 Have claimed Rs.10/- per sq.yd. for land & Rs. 10000/- as severance charges.

K. L. Chopra

16. Sh. Kanhya s/o Sukh Lal 30/12/2/1 Has claimed Rs. 10000/- per sq. yd. & Rs. 10000/- as severance charges.
17. S. Ram Chander s/o Ram Mehar. Has claimed Rs. 10000/- per bigha kham for la
18. Sh. Pirtni Singh s/o Kanwar Singh th. Om Parkash. Has claimed Rs. 10000/- per bigha kham for la
19. Sh. Raghbir Singh s/o Tek Chand, Vijender Singh s/o Bharat Singh. 16/7/2/1, 1/2/1, 1/3/1, 2/2/1, 2/3, 3/2/1, 3/2/2, 8/2/1, 8/3/1, 9/2/1, 10/1 Have claimed Rs. 10000/- per bigha kham for la
20. Sh. Raghbir Singh s/o Tek Chand, Sh. Prem Singh s/o Sh. Bharat Singh. 16/3/2/2, 16/7/2/1 Have claimed Rs. 10000/- per bigha kham for land.

DOCUMENTARY EVIDENCE.

The persons interested have not filed any documentary evidence in support of their claims.

MARKET VALUE.

The market value of the land under acquisition is to be determined on the date of notification u/s 4 of the Land Acquisition Act i.e. 16.4.75. Sale transactions of land similar ^{to} ~~as~~ the land under acquisition on or about the date of notification u/s 4 are to be taken into consideration along with the awards and court decisions in respect of similar land on the material date.

The persons interested have not produced any documentary evidence in support of their claims. Efforts were, however, made to find out the parallel sale deeds in the village nearest to the material date, so as to evaluate the market value of the land. The following statement shows the sale transactions executed near about the material date of the notification u/s 4 of the Land Acquisition Act, in village Nilothi:

Sr. No.	Sale Deed No.	Date of Regn.	Khasra No.	Area	Consideration Amount	Incidence of price per bigha.
1	8916	31.7.71	16/6	4-4	Rs. 20000/-	Rs. 1393-73
			33/11	4-16		
			33/12/1	0-11		
			33/19	4-16		
			Total area	14-07		

K. C. Chohan

2	8701	29.4.72	27/6	4-16	Rs.48000/-	Rs.1059-60.
			27/7	4-16		
			27/8	4-16		
			27/9	4-16		
			27/12	4-14		
			27/13/1	0-5		
			27/13/2	4-14		
			27/14	4-16		
			27/18/2	2-16		
			27/19	4-16		
			27/20/1	2-0		
			28/10/1	<u>2-1</u>		
			Total area	45-6		
3	8702	29.4.72	38/6	6-6	Rs.10000/-	Rs.1083-83
			39/10/2	2-10		
			39/10/1	<u>0-12</u>		
			Total area	9-8		
4	9252	10.5.72	2/4/2	4-5	Rs.10000/-	Rs.1282-05
			34/3/1	<u>3-11</u>		
			Total area	7-16		

The land covered under sale deeds at serial Nos. 2, 3 and 4 is situated at a reasonable distance from the land under acquisition and these will not be helpful in assessing the correct market value of the land under acquisition. The land of the sale deed No. 8916 at serial No.1 includes Khasra No.16/5 which is situated quite adjacent to the land under acquisition. This sale transaction was executed on 31.7.71 for land measuring 14 bighas 7 biswas for a consideration of Rs.20000/-. The incidence of price per bigha works out to Rs. 1393-73. As stated above the land of sale transaction No.8916 is not very far off from the land under acquisition. Besides, the situation and the other conditions are similar to the land under acquisition. Moreover in Award No.68/72-73, whereas the date of preliminary notification is 15-3-72, the Land Acquisition Collector made sale deed No.8916 as the basis for determining the market value and awarded Rs. 1400/- per bigha. In award No.3/73-74 where the date of preliminary notification is 25.1.72, the Land Acquisition Collector also awarded a flat rate of Rs.1400/- per bigha. Since there is a gap of 3 years between the date of preliminary notification of award No.68/72-73 and the present award, some appreciation has to

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be given while assessing the market value of the land under acquisition. I, therefore, assess the market value of the land under acquisition at Rs.1660/- per bigha kham.

Trees Wells and Structures.

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

Crops.

At the time of taking over possession, there were crops of Grams in Khasra No.5/10/2/1(0-12) and Chillies in Khasra No. 9/3/3/1(0-16). It was observed that these crops were at their initial stages since they had sprouted only. The following compensation is assessed for these crops.

Khasra No.	Area	Crops	Rate per bigha.	Amount.
5/10/2/1	0-12	Grams	Rs.40/-	Rs.24/-
9/3/3/1	0-16	Chillies	Rs.40/-	Rs.32/-

INTEREST.

The possession of the land under acquisition was taken over on 6.11.75. The persons interested are entitled u/s 28 of the Land Acquisition Act interest at the rate of Rs.6% per annum from the date of possession till the date of tender of payment.

APPORTINMENT.

The payment of compensation will be made according to the latest entries in the revenue record.

LAND REVENUE

The land under acquisition is assessed at Rs.15-01 as land revenue, which will be deducted from the Khalsa Rent Roll of the village from the date of possession i.e. 6.11.75.

SUMMARY OF THE AWARD

The award is summarised as under:

Compensation for 52 bighas 10 biswas of land @ Rs.1660/- per bigha kham.	Rs.87150-00
Solatium 15%	Rs.13072-50
Compensation for Crops	Rs. 56-00

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Interest 6% per annum from
6.11.75 to 26.3.76.
(142 days).

Rs. 2934-35

GRAND TOTAL Rs. 1,02612-85 paise.

K.L. Chopra
(K.L. CHOPRA)
LAND ACQUISITION COLLECTOR(PALAM):
DELHI.

Announced + filed today.
K.L. Chopra
7/5/76
LA (P)

(TO BE PUBLISHED IN PART IV OF DELHI GAZETTE)
 DELHI ADMINISTRATION: DELHI
NOTIFICATION

Dated the APRIL, 1975.

Nb.F. 742/71-15X(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 Keshopur Effluent Irrigation Scheme, 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 provision 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 work men 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, is further pleased under sub-section (4) of the said section, to direct that the provisions of section 5-A shall not apply.

SPECIFICATION

Village or Locality	Total Area		Rect. No.	Field Nos. or Boundaries. Killa Nos.
	Bis.	Bis.		
Mithothi	52 - 10	✓	4	20/2 min, 21/2 min, 20/3 min, 21/3 min, 22/2 min, 22/3 min, 23/2 min, 23/3 min
			5	9/2 min, 10/2 min, 10/3 min, 11/1 min, 11/2 min, 12/2 min, 12/3 min, 13/2 min, 13/2 min, 14/2 min, 15 min, 16/2 min, 16/3 min, 17 min.
			6	6/2 min, 6/2 min, 7/2 min, 7 min, 15 min.
			9	3/2 min, 3/3 min, 4/2 min, 4/3 min, 5/2 min, 6/3 min, 7 min, 6/2 min.
			10	10/2 min, 10/3 min, 11/2 min, 12/2 min, 12/3 min, 13/2 min, 18/2 min, 18/3 min, 19 min, 19/2 min, 24/2 min, 24/3 min, 25/2 min, 25/3 min.
			13	21/2 min.

These villages do not fall in Mithothi Circle
 1974

Loc (P)
 21/1/75 (new)

KD

Ranhol	47.01
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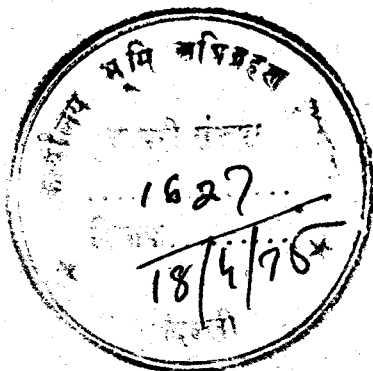
No.F.7(42)/71-L&B(i)

Dated the 16 April, 1975

Copy forwarded to:-

1. The Public Relations Department, Delhi Administration
(In Dupl.), for publication in Part IV OF Delhi
Gazette.
2. The Additional District Magistrate(LA), Delhi.
3. ✓ The Land Acquisition Collector(MSW), Delhi.
4. The Executive Engineer, Minor Irrigation Division,
17-Banarsi Dass Estate, Delhi.
5. Tehsildar(Land & Bldg.).
6. All Registrars, Delhi/New Delhi/Shahdara.
7. P.A. to D.S.

Krishna Pratap
(KRISHNA PRATAP)
DEPUTY SECRETARY(LAND & BUILDING)
DELHI ADMIN: DELHI.



(TO BE PUBLISHED IN PART IV OF DELHI GAZETTE)
DELHI ADMINISTRATION DELHI
(NOTIFICATION)

Dated the April, 1975.

No. F. 742/71-B-3(18). Whereas the Lt. Governor Delhi is satisfied that the land is required to be taken by Government at the public expense for a public purpose, namely for Keshpur Effluent Irrigation Scheme, it is hereby declared that the land described in the specification below is acquired 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

Village or Locality.	Total Areas Big. Bis.	Rect. No.	Field Nos. or Boundaries. Killa Nos.
M. lothi	52 - 10	4	20/2 min, 21/2 min, 20/3 min, 21/3 min, 22/2 min, 22/3 min, 23/2 min, 23/3 min
		5	9/2/2 min, 10/2 min, 10/3 min, 11/1/2 min, 11/2/2 min, 12/2 min, 12/3 min, 13/2/2 min, 13/2/3 min, 14/2 min, 14/3 min, 15 min, 16/2 min, 16/3 min, 17/2 min
		6	6/2/2 min, 6/2/3 min, 7/2/2 min, 7/2/3 min, 15 min
		9	3/2 min, 3/3 min, 4/2 min, 4/3 min, 5/2/2 min, 6/2 min, 6/3 min, 7 min
		10	10/2 min, 10/3 min, 11/2 min, 11/3 min, 12/2 min, 12/3 min, 13/2 min, 17/2 min, 18/2 min, 18/3 min, 19 min, 17/3 min, 24/2 min, 24/3 min, 25/2 min, 25/3 min
		13	21/2/2 min
		15	11/2 min, 12/2 min, 17/2 min, 18/2 min, 18/3 min, 19/2 min, 19/3 min, 20/2 min, 22 min, 23/2 min, 23/3 min
		16	1/2 min, 1/3 min, 2/2 min, 2/3 min, 3 min, 6 min, 7/2 min, 8/2 min, 9 min, 9/2 min, 10 min, 13 min, 15 min, 15/3 min, 14/2 min, 14/3 min
		17	5/2 min
		30	1/3 min, 2/3 min, 9/2/3 min

These villages do not fall in M. lothi

(Ac. (P))

Ac. (M. lothi)

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Village or Locality.	Total Areas Big. Bis.	Rect. No.	Field Nos. or Boundaries. Killa Nos.
Ramhola	47.01	6	6 min, 7 min, 14 min, 15 min, 16 min.
		7	11 min, 20/1 min, 20/2 min, 21/2 min, 22/1 min.
		12	21/2 min.
		13	21/1/2 min, 21/3/2 min, 22/2 min, 23/2 min, 24/2 min, 25/2 min, 25/3 min.
		14	21/1 min, 21/2 min, 22/1 min, 22/3 min, 23 min, 24/1 min, 24/2 min, 24/3 min, 25/2 min.
		15	1 min, 2 min, 8/2 min, 9 min, 12 min, 13 min, 17/2 min, 18 min, 23 min, 24 min, 25 min.
		22	4/2 min, 5/2 min, 5/3 min.
		23	1/2 min, 1/3 min, 2/1/2 min, 2/1/3 min, 2/2/2 min, 2/2/3 min, 3/2 min, 3/3 min, 4/2 min, 4/3 min, 5/2 min, 5/3 min.
		24	1/3/2 min, 1/1/2 min, 2/2/2 min, 3/2 min, 4/2 min, 5 min.
		25	1/2 min, 1/3 min, 2/2 min, 2/3 min, 3/2/2 min, 3/2/3 min, 4/1/2 min, 4/1/3 min, 5/2 min, 5/3 min, 6 min.
		26	1/2 min, 2/2 min, 7/2 min, 7/3 min, 8/2 min, 8/3 min, 9/2/2 min, 9/2/3 min, 9/1/2 min, 9/1/3 min, 10/2 min, 62/2 min, 62/3 min.

BY ORDER

Krishna Pratap

(KRISHNA PRATAP)

DEPUTY SECRETARY (LAND & BUILDING)
DELHI ADMINISTRATION DELHI.

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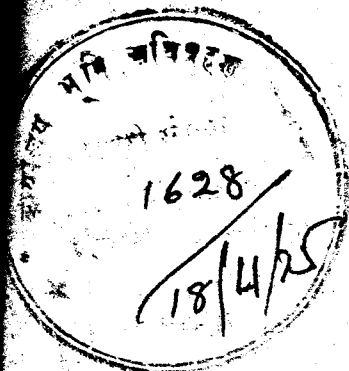
Dated the 16 April, 1975.

9.F.7(42)/71-L&B(ii)

Copy forwarded to:-

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7. P.A. to D.S.

Krishna Pratap
(KRISHNA PRATAP)
DEPUTY SECRETARY (LAND & BUILDING)
DELHI ADMN: DELHI.



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