

AWARD NO. 1262.

NAME OF VILLAGE: GARHI PIRAN.

NATURE OF ACQUISITION: PERMANENT.

In pursuance of Notification No.F.15(III)/59-LSG dated 13.11.59 published U/s 4 of the land acquisition Act, 1894 it was proposed to acquire 172 Bighas 8 Biswas of land in village Garhi Piran, tehsil and district Delhi for public purpose namely Planned Development of Delhi with public funds. This area comes in the 34070 acres scheme. It was further notified U/s 6 of the Land Acquisition Act vide notification No. F.1(18)/61-L&H dated 27.10.61. Notices U/s 9(i),(ii),(iii) and 10 issued on 29.1.61 were published in the village on 30.1.62 by which all the interested persons were required to file their claims by 16.2.62. The claims received from the interested persons would be discussed at their proper place.

MEASUREMENT & OWNERSHIP:

172 Bighas 8 Biswas of land was notified. But in Killa No. 228, 16 Biswas of land is not being acquired as there is one Dharamsala, one well for Piao (FARA-I-AM) and one Shivji Chabutra for worship on the same land. After deducting this 16 Biswas of land, there remains 171 Bighas 12 Biswas. Nobody has raised any objection against this. I, therefore, hold 171 Bighas 12 Biswas under acquisition whose ownership, classification and measurement is given below:-

S.No.	Name of the Owner	Field No.	Area	Classification
1.	Khushia s/o Hari Singh	224	1-13	Nehri
		225	3-18	"
		Total	5-11	
2.	Nawal Singh, Ram Kishan ss/o Amin in equal shares.	242	4-16	Nehri
		245	4-16	"
		Total	9-12	
3.	Tej Ram, Ram Sarup ss/o Shiv Chand in equal shrs.	213	4-16	Chahi Nehri
		226	2-04	-do-
		Total	7-00	
4.	Uday, Jalley ss/o Shiv Chand in equal shares.	227	1-09	Nehri
		230	4-18	"
		Total	6-07	

S.No.	Name of the Owner	Field No.	Area	Classification
5.	Sher Singh s/o Shiv Ram.	211	4-16	Nehri Chahi
	...1/2	212	4-16	-do-
	Mukhtalara s/o Zila Singh.	Total	9-12	
	...1/2			
6.	Narain Singh s/o Kabul Singh.	214	4-16	Nehri
		215	3-18	"
		Total	8-14	
7.	Darbari s/o Nihal Singh	223	1-12	"
8.	Surta s/o Fateh Singh	208	3-03	"
9.	Om Parkash, B 1 Kishan Rajinder ss/o Rattan Singh. in equal shares .	231	4-16	"
		232	0-18	"
		Total	5-14	
10.	Brij Lal & Seelak Ram ss/o Mohan Lal in equal shares...1/2	194	4-00	"
		199	4-16	"
		202	4-16	"
		204	4-16	"
	Garib Ram s/o Asa ...1/2	205	4-16	"
		Total	20-04	
11.	Shiv Lal s/o Kali.	200	2-03	Nehri
		201	5-15	"
		206	4-16	"
		207	4-11	"
		209	4-12	Chahi
			0-04	Gm. Well
		210	4-16	Chahi Nehri
		217 min	1-16	"
		216	0-18	"
		222	1-19	Chahi Bag.
		Total	0-15	G. Mumkin.
			32-05	
		217 min	3-00	Chahi Nehri
		218	4-16	Nehri
		219	1-4	"
		220	1-00	"
		221	2-2	"
		Total	12-02	
12.	Neki Ram s/o Nanha	243	4-12	Chahi Nehri
		244	4-07	Chahi
			0-05	Gm. Well.
		252	4-16	Chahi
		253	4-12	"
		254	4-12	"
		257	4-16	"
		Total	28-00	
13.	Harphool, Kallu ss/o Chuhia in equal shares ....2/3 Chander, Surje ss/o Shiv Lal in equal shares...1/3	197	2-16	Nehri
		256	4-14	Ch. Nehri
		Total	7-10	
14.	Harphool, Kallu ss/o Chuhia in equal shares ....2/3 Chander, Surje ss/o Shiv Lal in equal shares..1/3	195	0-16	Nehri
		196	0-08	"
		203	4-16	"
		255	4-16	Chahi
		Total	10-16	

<u>S.No.'</u>	<u>Name of the Owner'</u>	<u>Field No.'</u>	<u>Area'</u>	<u>Classification.</u>
15.	Kallu s/o Chuhia	198	1-12	Nehri
16.	Gaon Sabha:	229	<u>1-18</u>	Gm. Khal
GRAND TOTAL:171-12				

CLAIMS & EVIDENCE:

1. Shmt. Kasturi Devi & Mewa Devi filed their separate claims on 16.2.62 regarding field Nos. 208, 217m 218, 219, 220 and 221 claiming Rs 6000.00 per Bigha on the grounds that their land is situated on main Rohtak road and it is Chahi. According to their own admission in the body of their claims, they had entered into an agreement of sale regarding this land at the rate of Rs 3500.00 per Bigha which could not mature on account of the publication of notification U/s 4. Besides this, they have claimed Rs 50 for structures i.e. a room and compound wall. They did not produce any evidence in support of their claim. The claim is excessive.

2. Shmt. Dharam Devi and Iqbal Kaur filed their claim through Shri K.B. Gosian on 16.2.62 regarding field Nos. 200, 201, 206, 207, 209, 210, 216, 217, 222 claiming Rs 6000.00 per Bigha as fair market price for their land. Besides this they have claimed Rs 15000.00 for structures and Rs 10000.00 for fruit trees. They did not produce any evidence in support of their claim which is excessive.

3. Shri Khusia filed his claim on 16.2.62 regarding field Nos. 224 and 225 claiming Rs 7000.00 per Bigha as fair market value for his land. He did not produce any evidence in support of his claim. The claim is excessive.

4. Shri Brij Lal, Silak Ram and Garib Ram filed their claim regarding field Nos. 194, 199, 202, 204 and 205 as above.

5. Shri Ram Kishan and Nawal Singh filed their claim on 16.2.62 regarding field Nos. 242 and 245 as above.

6. Neki Ram filed his claim on 16.2.62 regarding field Nos. 243, 244, 252, 253, 254 and 257 as above.
7. Shri Narain Singh filed his claim on 16.2.62 regarding field Nos. 214 and 215 as above.
8. Shri Tej Ram and Ram Sarup filed their claim on 16.2.62 regarding field Nos. 213 and 226 as above.
9. Shri Udey and Jallay filed their claim on 16.2.62 regarding field Nos. 227 and 230 as above.
10. Shri Mukhtiar filed his claim on 16.2.62 regarding field Nos. 211 and 212 as above.
11. Shri Surjay, Kallu, Chander, Harphool and Kallu s/o Chuhia filed their claim on 16.2.62 regarding field Nos. 197, 256, 195, 196, 203, 255 and 198 as above.
12. Shri Om Parkash, Rattan Singh, Rasal, Ram Kishan, Ram Sarup, Deep Chand, Khusia, Brij Lal, Jila Singh, Sil Ram made a joint statement before me on 9.3.62 in which they stated that 1 Big. 10 Bis. in village Nangloi Jat was sold for Rs 6750.00 through a registered deed. The land which was sold through this registered deed is situated in village Nangloi Jat. It, therefore, has no bearing on the present case. A copy of registered sale deed No. 797 was produced. 14 Big. 14 Bis. of village Garhi Piran were sold through this registered deed for Rs 42000.00. This value includes the price of the boundary wall. The construction of boundary wall around a field with an area of 14 Big. 14 Bis. would be a very costly affair and consideration money of Rs 42000.00, therefore does not come a true indication on the prices of land. They also produced a copy of Khatoni P amais of 1954-55 of village Nangloi Jat on which the Patwari has made a note about the sale of 5 Bighas for Rs 1375.00. As remarked above, the prices prevalent in village Nangloi Jat cannot have any effect on the price of land in village Garhi Piran. In this joint statement they

have claimed Rs 7500 .00 per Bigha as fair market price for their land which is excessive.

13. Om Parkash, Bal Kishan and Rajinder filed their claim on 27.2.62 through Shri Om Parkash claiming Rs 8000. per bigha as fair market value for their land. They did not produce any evidence in support of their claim. The claim is excessive.

MARKET VALUE.

In this village no transaction took place in the year 1954-55. Only one transaction involving 1 Big. 16 Bis. which was sold for Rs 1000.00 took place in the year 1956. Similarly, another transaction involving 16 B which was sold for Rs 1000.00 took place in the year 1957. No transaction took place in the year 1958-59. Shiv Lal s/o Kali r/o Garhi Piran sold to Shmt. Kasturi Devi and Mewa Devi 6 Bighas 3 Bis for Rs 10000.00 on 15.10.59. This land is included in the ~~acquisition of~~ <sup>which</sup> land under present acquisition was notified U/s 4 on 13.11.59. This is the only transaction which took place near about the date of notification. The average per Bigha in this case comes to Rs 1626.00 per Bigha. In such private sales the true value of the land is not mentioned. The price is always exaggerated on account of fear of presumption. These very vendees had purchased from Shri Shiv Lal, vendor on 1.12.59, 9 Bighas 12 Bis. for Rs 20000.00. The average per Bigha in that case comes to Rs 2198.00. Practically a year after this transaction they paid Rs 1626 per Bigha to the same vendor. It shows that that there was a downward trend in the prices of land in this village.

The total land under acquisition consists of the following classifications:-

Nehri: 97 Big. 12 Bis  
Chahi Nehri: 36 Big 8 Bis.  
Chahi: 34 Big 10 Bis.  
Garmumkin: 3 Big. 2 Bis.

In view of the above discussion I fix Rs 1500.00 per Bigha for Nehri Chahi, Chahi and Nehri land and Rs 750.00 per Bigha for Garmunkin. 15% of this value would be paid as solatium for compulsory acq-uisition.

OTHER COMPENSATIONS.

There are only two wells in this village under present acq-uisition. The following table shows their situation, ownership and value:

S.No.'	Khasra No.'	Name of Owner'	Depth & diameter.	Value.
1.	209	Shiv Lal s/o Kali.	34'x7½'	Rs 2000.00
2.	253	Neki s/o Nanha:	34'x7½'	Rs 2000.00

STRUCTURES:

S.No.'	Khasra No.'	Description of structures.	L.B & H.	Value.
1.	222	One house:	32'x19'x10' @ Rs 10.00 per Sq. feet.	Rs 6080.00
2.	222	One house	22'x20'x11' @ Rs 10.00	Rs 4440.00
3.	222	One boundary wall.	370'x4'	Rs 739.00
4.	221	One room	10'x10'x8' @ Rs 10.00	Rs 1000.00
5.	221	One boundary wall	3370'x4'	Rs 828.00
			Total	Rs 13087.00

The value of fruit trees as assessed by the Horticulture Inspector comes to Rs 1451.20NP which is hereby awarded. The detail is given as under:-

S.No.'	Khasra No.'	Kind of tree'	No.of trees'	Value assessed.
	222	Amrud:	35	Rs 1451.20NP (for all the trees)
		Anar:	33	
		Jaman:	1	
		Mitha:	4	
		Lemon:	2	
		Mango trees:	3	
		Shahut:	2	
		Beri:	1	

LIST OF TREES:

S.No.	Khasra No.	Kind of tree	Weight Mnds.	Rate per Mnd.	Total value.
1.	257	Sisam: 1	50	Rs 3.00	Rs 150.00
2.	243	Sisam: 1	70	Rs 3.00	Rs 210.00
				Total	Rs 360.00

APPORTIONMENT:

- Field Nos. 200, 201, 206, 207, 209, 210, 217min 216 and 222 were sold by Shiv Lal to Dharam Devi and Iqbal Kaur. A mutation regarding the sale has not so far been sanctioned. Compensation, would therefore, be paid to the vendees in the presence of Shiv Lal, vendor.
- Similarly, field Nos. 217 min and 218, 208, 219, 220 and 221 were sold by Shiv Lal to Kasturi Devi and Mewa Devi. Mutation regarding this sale has not so far been sanctioned. Compensation would, therefore, be paid to the vendees in the presence of the vendor.

THE AWARD IS SUMMARISED AS UNDER:

Compensation for 168 Big.10 Bis. of Chahi, Nehri & Chahi, and Chahi land @ Rs 1500.00 per Bigha.	Rs 252750.00
Compensation for 3 Big.2 Bis.@ Rs 750.00 per Bigha.	Rs 2325.00
15% as solatium on the whole cost of land for compulsory acquisition.	Rs 38261.25NP
Compensation for wells:	Rs 4000.00
Compensation for structures:	Rs 13087.00
Compensation for trees:	Rs 1811.20
TOTAL:	Rs 312234.25NP

This land is assessed to Rs 60.47NP as land revenue. As the land is being acquired by Government, this amount will be deducted from the Khalsa rent roll of village Garhi Pir n from Kharif, 1962.

(Sampuran Singh)  
Land Acquisition Collector,  
Delhi.

Recd. Filed  
COLLECTOR DELHI.  
24.7.62

Forward to the Collector for issue of  
information & filing.  
23/7/62

Supplementary award No.....1963.

VILLAGE..... Garni Piran.

The land and Building Department has been repeatedly reminding us to draw Supplementary Award for Kh.No.228 left out in Award No.1363 of V. Garhi Piran. In its last letter No.F.1(18)/61-L&H dated 14th May, 1968 it has again requested to draw supplementary Award. The valuation statement of structures has been received from the Valuation Officer.

Kh.No.228 was left out of Award No.1363 owing to Dharamshala, Pio and Shivji Chabutra. These have been notified as Rafa-i-Am under sub-clause III clause C of Rule I of Delhi Land Reform Rules 1954, through notification No.37/LRO/59 dated 12.8.1959.

Notices u/s 9 and 10 were issued to the Deputy Commissioner, Delhi and Ram Narain s/o Liaq Ram and Liaq Ram s/o Nanhey.

No claim has been filed by the Deputy Commissioner Delhi. Ram Narain and Liaq Ram have filed a joint claim. They have claimed Rs. 20 per sq. yd for land and Rs. 10000/- for structures supported by sale deeds No.1347 dated 29.3.61, No. 2435 dated 26.8.63, and sale deed dated 20.4.59.

The LAC awarded compensation soilwise for Nahri, Chah Nehri and Chahi awarded Rs. 1500/- per bigha and for G.M. he awarded Rs. 750/- per bigha. In reference u/s 18 the ADJ enhanced compensation from Rs. 1500 to Rs. 2500/- in L.A.Case No.115 of 1965 and from Rs. 750 to Rs. 1000/- in L.A.Case No.121 of 196

According to classification of soil the land under acquisition is G.Munkin. The ADJ has determined the value of G.M. to be Rs. 1000/- I consider that the rate allowed by the ADJ should be accepted. I award the same.

Although the land under acquisition has been declared as Rafa-i-Am compensation has been claimed by Ram Narain and Liaq Ram, as such the compensation has been assessed and will be kept in dispute. It will however be sent to the ADJ.

The valuation statement has been received from the valuation officer Vikas Bhawan C.P.W.O. New Delhi. He has

Contd....2



assessed value for the well at Rs. 476 and structure at Rs. 767.  
I award the same.

There are no trees on the land under acquisition.  
Solatium at 15% shall be allowed for compulsory acquisition.

The land under acquisition shall vest in the Government  
from the date possession is taken over.

The Award is summarised as under:-

Compensation for 16 bis G.M. @ Rs. 1000/- per bigha.	Rs. 800-00
Compensation for well.	Rs. 476-00
Compensation for structures	Rs. 767-00
15% solatium towards compulsory acquisition.	Rs. 306-45

G.Total Rs. 2349-45

(Rupees Two thousand three hundred forty nine and paise  
forty five only)

(SHAM KARAN)

LAND ACQUISITION COLLECTOR (P)  
DELHI.

*Sh. Sunder Singh*

*Pt. prepare and submit  
Statement A and Valuation  
1/2 Jan.*

*① File*

*② Announced today in the presence  
of Sri. Ram Narain s/o Laig Ram  
who is present on his own behalf  
and on behalf of his father.  
26/6*

423  
424

کارروائی داخل (مبنی) اور 1363 سے 28/2/62

باب 3 - وضع سیران گھنٹہ

آج مورخہ 28/2/62 کو داخل (مبنی) آرٹیکل ایڈورٹس شدہ عذر اس کے ذیل وضع سیران گھنٹہ

موجب حکم ص 1-A.C.IV - اے اے جی دہائی موجودی شری شری سنگھ (L.A.)

شری D.D. Verma - نائب قیصر دریا - شری شری سنگھ گارڈ آف دسٹریکشن تھانہ دہلی

صدر - جونیئل ویڈنیل سیم وین سیران گھنٹہ - شری شری سنگھ گارڈ آف دسٹریکشن تھانہ دہلی

کیس ریکل - باغی ت - شری شری سنگھ گارڈ آف دسٹریکشن تھانہ دہلی N.T.

(L.A.) صاحب نے شری شری سنگھ گارڈ آف دسٹریکشن تھانہ دہلی

بھوکشتر آئین دی ایڈیشن کے حوالہ کیا گیا جو داخل کیا گیا

عمل میں لایا گیا - عذر اس کے 194-195-196-197-198-199-200

201-202-203-204-205-206-207-208-209-210

211-212-213-214-215-216-217-218-219-220

221-222-223-224-225-226-227-228-229-230

231-232-242-243-244-245-252-253-254

255-256-257 - کل رجبہ سنہ 1311 - حصہ 1

وحد بندی حاصل کی گئی - دسٹر موجودہ حدوں کے روپر دسٹر پر سیران گھنٹہ

نہایت کم عمل مشینری و سارا مائتہ حاصل کرنے مبنی موٹو درجہ بندی کر کے 28/2

دسٹر صاحب - شری شری سنگھ گارڈ آف دسٹریکشن تھانہ دہلی N.T.

28/2/62 N.T. (L.A.)

دسٹر صاحب - شری شری سنگھ گارڈ آف دسٹریکشن تھانہ دہلی

28/2/62 N.T. (L.A.)

(To be published in Part IV of Delhi Gazette.)

DELHI ADMINISTRATION, DELHI.

NOTIFICATION.

Dated 27 Oct., 1961.

No. F. 1(18)/61-L&H. Whereas it appears to the Chief Commissioner of Delhi that land is required to be taken by Govt. 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.

This declaration is made under the provisions of section 5 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.

<u>Village</u>	<u>Total Area</u>		<u>Field Nos. or Boundaries.</u>
	<u>Bigs</u>	<u>Bis</u>	
Nangloi Jat.	402	19	15/22, 23, 24/1, 24/2, 25/1, 25/2, 17/21/1, 21/2, 22, 23/1, 23/2, 24, 17/25, 24/21, 22, 23, 25/21, 22, 23, 24, 25, 26/21, 1/2, 2, 3, 9, 10, 11, 20, 27/1/1, 1/2, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 27/13/1, 13/2, 14/1, 14/2, 15, 16, 17, 18, 27/19, 20, 21, 22, 23, 24/1, 24/2, 25, 28/1, 2/1, 2/2, 3, 4/1, 4/2, 5, 6, 7, 8, 9, 28/12, 13/1, 13/2, 14, 15/1, 15/2, 16/1, 28/16/2, 17, 18/1, 18/2, 19, 20, 22, 23/1, 28/23/2, 24, 25, 29/1, 2, 3, 4, 5/1, 5/2, 6/1, 6/2, 7/1, 7/2, 29/8, 9, 10, 11, 12, 13, 14/1, 14/2, 14/3, 29/16/1, 16/2, 17, 18/1, 18/2, 18/3, 19, 20, 108.
Garhi Peeran.	172	8	194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 242, 243, 244, 245, 252, 253, 254, 255, 256, 257.
Sultan Pur	40	13	621, 622, 623, 624, 625, 626.

By order.

Sd/---

(JAGMOHAN)

Deputy Housing Commissioner.,  
Delhi Administration, Delhi.

No. F. 1(18)/61-L&H

Dated the 27 Oct. 1961.

Copy forwarded to the:-

1. Recruitment & Services Deptt. (in duplicate) for favour of publication in the Delhi Gazette, 25 spare copies may kindly be supplied.
2. Land Acquisition Collector, Delhi.
3. A.D.M. (Land Acquisition), Delhi.

1.                     

2.                     

3.                     

4.                     

Engineer-Member, Delhi Development Authority,  
New Delhi.

SD/--

(JAGMOHAN).

Deputy Ho sing Commissioner,  
Delhi Administration, Delhi,

*Compared with true copy.*

*K. H. Khan as -*  
*Reader N. 1. 1. 1.*

*6.2.62*