

Name of the Village: Garhi Peeran.
Nature of Acquisition: Permanent.
Purpose of Acquisition: Planned Development of Delhi.

Land measuring 42 Bighas 17 Biswas comprising of field Nos. 141/2, 166/1, 180/2, 140/1, 182, 186, 183, 188, 190, 192, 165/1, ~~167~~/1, 184/1; 181, 185, 187, 189, 191 & 7/1, situated in village Garhi Peeran was notified for acquisition under Section 4 of the Land Acquisition Act, I of 1894, along with 1808 acres vide notification No.F.15(245)/60/LSG dated 10.11.60, by the Chief Commissioner, Delhi, for a public purpose, namely, for the Planned Development of Delhi. Due publicity was given to this notification and objections received under Section 5(a) were duly considered by the Local Govt. and after this a declaration under Section 6 was issued in respect of the same area vide notification No.F.15(256)/60/LSG(II) dated the 22nd August, 1962. Notices under Sections 9 & 10 of the Land Acquisition Act were issued to all the persons interested in the land under acquisition, inviting claims for compensation. These claims are discussed separately in this award.

TRUE & CORRECT AREA:

The land was measured by the Land Acquisition field staff in conjunction with a representative of the Requiring Department. On measurement the true and correct area was found as follows:-

<u>Field Nos.</u>	<u>Area.</u> <u>Big.Bis.</u>	<u>Kind of soil.</u>
140/1	0 - 2	Ghairmunkin Bhatta.
165/1	0 - 13	Ghairmunkin Bhatta.
141/2	2 - 19	Ghairmunkin Bhatta.
165/1	1 - 5	Ghairmunkin Bhatta.
167/1	0 - 16	Ghairmunkin Bhatta.
184/1	0 - 5	Ghairmunkin Bhatta.
180/2	4 - 12	Ghairmunkin Bhatta.
181	3 - 16	Nehri.
182	5 - 10	Nehri.
185	2 - 12	Nehri.
186	2 - 8	Nehri.

187	1 - 18	Nehri.
183	2 - 4	Ghairmunkin Bhatta.
188	1 - 7	Ghairmunkin Pits.
189	2 - 8	-do-
190	4 - 16	-do-
191	1 - 12	-do-
192	3 - 1	-do-
7/1	0 - 13	Ghairmunkin Khal.
Total:	<u>42 - 17</u>	

	<u>Big. Bis.</u>
Nehri	16 - 4
Ghairmunkin	26 - 13
	<u>42 - 17</u>

The above classification was found by spot inspection when I visited the spot on 19.2.62. The entry made by the Village Patwari in respect of this land is quite contrary to spot inspection. The entries made by the Patwari are evidently wrong.

COMPENSATION-CLAIMS:

The following persons filed claims for compensation as discussed below:-

1. Neki Ram s/o. Nanha has claimed Rs.15/- per sq.yard as compensation.
2. Om Parkash, Bal Kishan, Rajinder Singh have also claimed compensation @ Rs.15/- per sq.yard and Rs.2500/- for the well.
3. Similarly Raja Ram s/o. Nanha has claimed compensation @ Rs.15/- per sq.yd.
4. Brij Lal on behalf of M/s.Raja Ram Brij Lal has claimed Rs.31142/- as compensation for various items.

The first three claimants produced copy of registered sale deed in respect of plot in Multan Nagar colony, which is situated in the Revenue Estate of village Jwala Heri. This piece of evidence is absolutely irrelevant as Multan Nagar is a fully developed and approved colony where roads and other community services have been provided and where the owners can build a house. The land under acquisition is wholly undeveloped and uneven for which there is no lay out plan and the owners cannot be allowed

to build any house in such undeveloped form. Similarly Brij Lal didnot produce any satisfactory documentary evidence in support of his claim. He has himself stated that the land with him is on lease and for 31 Bighas for 6 years lease, he had paid Rs.400/- per Bigha. This comes to about Rs.67/- per Bigha per annum. Thus he is not justified in claiming compensation for his lease rights at Rs.900/- per Bigha. His claim stands nullified by his own statement. He has also stated that he has earned profit @ Rs.1000/- per Bigha by selling the earth. I have inspected the spot. The land has been excavated about 4 ft. deep and there are pits. His lease also expires on 20.11.64.

MARKET VALUE:

We have to find out the market value of the land as prevailing on the date of notification under Section 4, namely, 10.11.64. During the five years preceding the date of notification under Section 4, some sales took place which are discussed below:-

<u>S.No.</u>	<u>Mutation No.</u>	<u>Date of Regn.</u>	<u>Field Nos. sold with area.</u>	<u>Consideration Money</u>	<u>Average</u>
1.	485	13.9.60	303.) B.B. 304/2 } 16-6 307 329 }	Rs.48900/-	Rs.3000/-
2.	487	11.4.60	371/2 1-0	Rs.2500/-	Rs.2500/-
3.	488	11.4.60	371/3) 2-12 372 }	Rs.6250/-	Rs.2404/-
4.	508	18.1.60	218,219,) 9-2 220,221 }	Rs.20000/-	Rs.2198/-

No other sales are available within the five years preceding the date of notification under Section 4. The field Nos. mentioned in the mutations quoted above are situated in a much better position and form a compact block just touching the Delhi Rohtak Road which is an important road. Thus the mutations quoted above had to be quoted as these were the only sales available in this village but actually the land comprised in these mutations bears absolutely no comparison with the land that is being acquired under this award. The land that is being acquired under this award is in the North of the Railway Line which is not accessable by any road and is at

the same time very much in the interior. Again major portion of the land has been turned into deep pits by removing earth for making bricks. Thus there is a world of difference between the value of the land under acquisition and the land comprised in the above mentioned mutations. The land comprised in the above mutations has potential value as building sites, while the land under acquisition has no potential value at all, except for agricultural purposes. And the land from where about 4 ft. deep earth has been removed cannot be used for agricultural purposes for some time. I have inspected the land very thoroughly and I am of the firm view that the land under acquisition should be classified into two blocks A & B. Block A will consist of land which was found cultivated on the spot and Block B of land which was lying waste and in which deep pits were found due to excavation of earth for making bricks. Block A will consist of field Nos. 181, 182, 185, 186 & 187 measuring 16 Bighas 4 Biswas and Block B will consist of the remaining field Nos. 140/1, 165/1, 141/2, 166/1, 167/1, 184/1, 180/2, 183, 188, 189, 190, 191, 192 & 7/1 measuring 26 Bighas 13 Biswas. In this village award Nos. 1401 & 1402 have been recently given in the adjoining land for the Planned Development of Delhi. In those awards rates for canal irrigated land were given at Rs.1500/- per Bigha Kham and for other land Rs.750/- per Bigha Kham. The date of notification in award No. 1401 is the same as in this notification. Hence following these two awards, I assess the market value for Block A at Rs.1500/- per Bigha Kham and for Block B at Rs.750/- per Bigha Kham.

TREES, WELLS & OTHER STRUCTURES:

There is a well in field No. 141/2. Its price is assessed at Rs.1400/-.

There are two trees as detailed below:-

One tree in field No. 189 valued at Rs.4/-.

One tree in field No. 182 valued at Rs.4/-.

APPORTIONMENT:

Compensation will be paid on the basis of latest entries of ownership in the Revenue Record. Brij Lal lessee has claimed

a portion of the compensation but he is a lessee whose lease expires in 1964 and according to his statement he has already derived benefit at the rate of Rs.1000/- per Bigha by selling the earth. Thus he is not entitled to any compensation for the unexpired period of his lease. He can claim it from the owner if he likes.

15% FOR COMPULSORY ACQUISITION:

As required by Section 23(2) of the Land Acquisition Act, 15% shall be paid on account of compulsory acquisition.

THE AWARD IS SUMMARISED AS UNDER:

<u>S.No.</u>	<u>Area Big.Bis.</u>	<u>Rate per Bigha.</u>	<u>Amount of compensation.</u>
1.	16 - 4 Block A	Rs.1500-00nP.	Rs.24,300-00nP.
2.	26 -13 Block B	Rs. 750-00nP.	Rs.19,987-50nP.
3.	Add price for well		Rs. 1,400-00nP. Rs.45,687-50nP.
4.	Add 15% for compulsory acquisition.		Rs. 6,853-13nP.
5.	Add price for trees.		Rs. 8-00nP. Rs.52,548-63nP.

LAND REVENUE DEDUCTION:

The land under acquisition is assessed to Rs.9-40nP. as land revenue which will be deducted from the Khalsa Rent Roll of the village with effect from Rabi 1963.

Mahinder Singh
(Mahinder Singh)
Land Acquisition Collector-II,
Delhi. 21-12-62.

Submitted to the Collector, Delhi, for information.

Sen. Jit. B.
27.12.62
COLLECTOR. 27.12.62
Mahinder Singh
(Mahinder Singh)
Land Acquisition Collector-II,
Delhi. 21-12-62.

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

DELHI ADMINISTRATION, DELHI.

NOTIFICATION.

Dated the 22 August, 62.
No.F.15(256)/60-LSG II:- Whereas it appears to the
Chief commissioner of Delhi that land is required to be
taken by Government 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 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.

Locality or village.	Total Area		Field Nos. or Boundaries.
	Bigh.	Bis.	
Jawala Heri	7	9	1/3, 4
Garhi Piran	⁴² 24	17	141/2, 166/1, 180/2 140/1, 182, 186, 183, 188, 190, 192, 165/1, 167/1, 184/1, 181/1, 185, 187, 189, 191, 7/1.
Mangolpur Kalan	58	17	50/16, 50/17/1, 50/17/2, 50/18, 50/19/1, 50/22/2 50/23/1, 50/23/2, 50/24 50/25, 51/20, 58/3, 58/4, 58/7, 59/1.
Madipur.	73	12	196/2, 226, 227, 228 197/2, 198/2, 199/2, 219/2, 220, 221/2, 222 min, 223 min, 224 225, 222 min, 223 min.

By order.

Sd/- JAGMOHAN
DEPUTY HOUSING COMMISSIONER?
DELHI ADMINISTRATION : DELHI.

P.T.O.

13
No. F.15(256)/60-LSG II

Dated the 22 August, 62.

Copy forwarded to the:-

1. Recruitment & services Department (in duplicate) for favour of publication part IV of the Delhi Gazette.
2. Land Acquisition Collector IV, Delhi, with reference to his letter No. F.23(10)/60/LAC IV/ 6610 dated the 16th July, 1962.
3. Military Estate Officer, Dated circle, with reference to his D.O. No; Del/2/111/80 dated the 8th August, 62.

Sd/- JAGMOHAN
DEPUTY HOUSING COMMISSIONER?
DELHI ADMINISTRATION: DELHI.

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