

AWARD NO.

1658

Name of the village:

Garhi Peeran.

Purpose of acquisition:

Planned Development of Delhi

Nature of acquisition:

Permanent.

Land measuring 487 bighas 17 biswas as detailed by field numbers given below under a separate heading 'True and Correct Area' in this award and situated in village Garhi Peeran was notified for acquisition under-section 4 of the Land Acquisition Act(I),1894, vide Notification No.F.15(11) 59-LSG.,dated 13-11-1959 alongwith 34070 Acres of land situated in other villages of the Union Territory of Delhi.It was issued under the authority of 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 heard and decided by the Delhi Administration,Delhi. On this a declaration under-section 6 of the ibid Act was issued under the authority of the Chief Commissioner,Delhi in respect of the same area,vide Notification No.F.4(30)/63-L&H dated 8-4-1963.Notices under-sections 9 and 10 of the Land Acquisition Act(I),1894, were issued to all the persons interested in the land under acquisition inviting claims for compensation. These claims are discussed separately in this award under the heading 'Compensation-Claims'.

TRUE AND CORRECT AREA:

The land was measured on the spot 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:-

Field Nos.	Area Big.Bis.	Kind of soil.
377.	2 - 12.	Nehari.
378.	1 - 18.	Nehari ( 1- 15) G.M.Chah(0 - 03)
379.	3 - 18.	Nehari.
380.	4 - 16.	Nehari.

contd.....2.

381.	4 - 16.	Nehari.
382.	4 - 16.	Nehari.
383.	3 - 10.	-do-
384.	2 - 05.	-do-
385.	2 - 10.	-do-
386.	4 - 16.	-do-
387.	4 - 16.	-do-
388.	4 - 16.	Chahi - Nehari.
389.	4 - 16.	Nehari.
390.	4 - 16.	Chahi - Nehari.
391.	4 - 16.	Nehari.
392.	4 - 16.	-do-
393.	1 - 07.	-do-
394/1.	2 - 10.	-do-
395/1.	4 - 14.	Chahi - Nehari.
396.	4 - 12.	Chahi - Nehari.
437.	4 - 12.	Chahi - Nehari.
438.	4 - 12.	Chahi - Nehari.
439/1.	1 - 08.	Chahi - Nehari( 1 -04) G.M. Chahi ( 0 -04)
446/1.	2 - 08.	Nehari.
447/1.	0 - 16.	Nehari.
448/1.	1 - 03.	Nehari.
449.	4 - 12.	-do-
450.	4 - 12.	-do-
451.	0 - 12.	-do-
452.	4 - 12.	-do-
453/1.	1 - 04.	Ghairmumkin Khal.
454.	4 - 16.	Nehari.
455.	4 - 16.	-do-
456.	4 - 16.	-do-
457.	1 - 14.	-do-
458.	1 - 14.	-do-
459.	0 - 14.	-do-
460.	0 - 14.	-do-
461.	4 - 16.	-do-

462.	4 - 16.	Nehari.
463.	4 - 16.	-do-
464.	4 - 16.	-do-
465.	4 - 16.	-do-
466.	3 - 06.	-do-
467.	2 - 14.	-do-
468.	2 - 02.	-do-
469.	0 - 12.	-Chairmumkin Khal.
470.	1 - 09.	Nehari.
471.	1 - 11.	-do-
472.	3 - 02.	-do-
473.	4 - 16.	-do-
474.	0 - 18.	-do-
476/1.	5 - 02.	-do-
477.	3 - 01.	-do-
478.	4 - 16.	Chahi-Nehari ( 4-12) G.M.Chah: ( 0 -4)
479.	4 - 12.	Nehari.
480.	4 - 12.	-do-
481.	2 - 04.	chahi-Nehari.
482.	2 - 12.	Nehari.
483.	1 - 11.	Nehari.
484.	5 - 06.	-do-
485.	0 - 04.	-do-
486.	4 - 12.	-do-
531/1.	2 - 02.	Rosli.
533/1.	1 - 00.	Chahi.
534/1.	1 - 14.	Chahi.
535.	4 - 16.	Chahi.
536.	4 - 16.	Chahi.
537.	1 - 09.	Rosli.
538.	3 - 07.	Rosli.
539.	2 - 11.	Rosli.
540.	0 - 15.	Chahi.
541.	4 - 06.	Chahi.
542.	4 - 12.	Chahi.

543.	4 - 12.	Chahi.
544/1.	1 - 11.	Ghairmumkin Khal.
545.	4 - 16.	Chahi.
546.	4 - 12.	Chahi.
547.	2 - 01.	Chahi.
549.	1 - 02.	Chahi: <del>xxxxxxx</del> <del>xxxxxxx</del>
550.	0 - 14.	Chahi.
551.	0 - 10.	Ghairmumkin Khal.
552.	4 - 12.	Chahi.
553.	3 - 04.	Rosli.
554.}	2 - 14.	Chahi.
555.}	4 - 16.	Rosli.
556.	0 - 11.	Rosli.
557.	2 - 02.	Rosli.
558.	1 - 10.	Rosli.
559.	0 - 18.	Rosli.
560.	4 - 16.	Rosli.
561.	4 - 16.	Rosli.
562.	4 - 05.	Rosli.
563.	4 - 16.	Chahi.
564.	0 - 03.	Ghairmumkin Chah.
565.	4 - 13.	Rosli.
566.	4 - 16.	Rosli.
567.	4 - 12.	Rosli.
568.	4 - 12.	Chahi.
569.	4 - 12.	Chahi.
570.	4 - 16.	Chahi.
571.	4 - 16.	Chahi.
572.	0 - 08.	Rosli.
573.	4 - 08.	Rosli.
574/1.	4 - 12.	Ghairmumkin Khada.
575/1.	4 - 00.	Ghairmumkin Bhata.
576.	2 - 08.	Chahi.
577/1.	0 - 18.	Ghairmumkin Bhata.

611/1.	1 - 02.	Ghairmumkin Bhata.
612.	4 - 16.	Ghairmumkin Bhata.
613.	3 - 12.	-do-
614.	0 - 11.	-do-
615.	0 - 10.	-do-
616.	4 - 12.	-do-
617.	0 - 19.	-do-
618.	3 - 13.	-do-
619.	4 - 16.	Rosli.
620.	2 - 10.	Ghairmumkin Bhata.
621.	2 - 06.	-do-
622.	4 - 16.	-do-
623.	4 - 16.	-do-
624.	4 - 16.	Rosli.
625.	4 - 16.	Rosli.
626.	4 - 16.	-do-
627.	5 - 02.	-do-
628.	4 - 10.	-do-
629.	3 - 18.	-do-
630.	3 - 06.	-do-
631.	2 - 14.	-do-
632.	2 - 02.	-do-
633.	2 - 15.	Rosli.
634.	1 - 12.	-do-
635.	4 - 16.	-do-
636.	4 - 16.	Ghairmumkin Bhata.
637.	4 - 16.	-do-
638.	4 - 16.	-do-
639.	2 - 16.	-do-
640.	1 - 12.	-do-
641.	4 - 16.	-do-
642.	2 - 16.	-do-
643.	2 - 00.	-do-
644.	3 - 05.	-do-
645.	3 - 11.	-do-
646.	1 - 05.	-do-

647/1.	1 - 14.	Ghairmumkin Bhata.
648/1.	2 - 04.	-do-
649.	1 - 11.	-do-
650.	5 - 04.	-do-
651/1.	2 - 05.	-do-
652/1.	1 - 17.	<del>m - do</del> <i>G.M. Rasta</i> <i>ms.</i>
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	485 - 19.	

<u>Nehari:</u>	172 - 04.	<u>TOTAL:</u>
Chahi-Nehari:	36 - 02.	485 Bighas 19 Biswas.
Chahi:-	72 - 18.	
Rosli:-	105 - 03.	
<u>Ghairmumkin:-</u>	<u>99 - 12.</u>	

There is shortage of area to the extent of 1 Bigha 18 biswas due to measurements and sub-divisions of certain field numbers, *which is negligible. M.*

COMPENSATION CLAIMS:

The following persons filed claims for compensation for the land under acquisition as detailed below:-

Sl.NO.	Name of the claimant	Compensation claimed.	Remarks.
1.	Sh.P.S. Jain & Sons.		Claims that field No. 554 and 555, total area 7 bighas 10 biswas was purchased on 16th July, 1959 for Rs.18,900/- from Dharam Singh Dalip Singh s/o Shri Rup Chand.
2.	Chandgi Ram s/o Molar.	Rs.5000/-per bigha.	The claim is exorbitant and fabulous.
3.	-do-	-do-	-do-
4.			Claims compensation to the exclusion of original owners on the basis of Civil Court.
4.	Shiv Lal s/o Kali Ram.	Rs.5000/-per bigha.	The claim is exorbitant and fabulous.
5.	Mam Chand s/o Niadar. through Shiv Lal.	-do-	-do-

contd....7.

6.	Fateh Singh s/o Ram Sarup. Har Narain, Shiv Lal ss/o Bolu.	Rs. 10/- per sq.yd.	The claim is exorbitant & fabulous.
7.	Rattan Singh, Pradhan Gaon Sabha.	Rs. 5/- per sq.yd.	-do-
8.	Kabul Singh s/o Garibu.	-do-	-do-
9.	Dalip Singh s/o Maha Ram.	Rs. 10/- per sq.yd.	-do-
10.	Om Parkash, Balkishan, Rajinder Singh.	Rs. 15/- per sq.yd.	-do-
11.	Khan Chand.	Rs. 10/- per sq.yd.	-do-
12.	Surta s/o Fateh Singh.	Rs. 5/- per sq.yd.	-do-
13.	Bharta s/o Fateh Singh.	-do-	-do-
14.	Bharat Singh etc. Inderaj Singh ss/o Bhola, Sish Ram, Sher Singh, Siri Chand, Mansha Ram ss/o Shadi.	Rs. 10/- per sq.yd.	-do-
15.	Erij Lal, Deep Chand etc.	-do-	-do-
16.	Dalip Singh, Dharam Singh ss/o Rup Chand.	Rs. 5/- per sq.yd.	-do-
17.	Harphul, Kallu etc.	-do-	-do-
18.	Chhattar Singh s/o Rampat.	-do-	-do-
19.	Chandgi s/o Tota.	-do-	-do-
20.	Net Ram s/o Garibu.	-do-	-do-
21.	Ram Kala s/o Rati Ram.	Rs. 10/- per sq.yd.	-do-
22.	Jit Ram s/o Rup Chand.	-do-	-do-
23.	Siri Lal s/o Jug Lal.	-do-	-do-
24.	Mukhtiare s/o Fateh Singh.	-do-	-do-
25.	Ram Singh, Ram Chander ss/o Niadar.	-do-	-do-
26.	Sheo Narain, Sultan ss/o Raja Ram.	-do-	-do-
27.	Sher Singh, Jai Gopal, Prem Raj ss/o Inchha Ram.	Rs. 5/- per sq.yd.	-do-
28.	Dani s/o Kuria.	-do-	-do-
29.	Balram s/o Harjas.	Rs. 10/- per sq.yd.	-do-

30.	Pribhu s/o Nanua.	Rs.5/-per sq.yd.	The claim is exorbitant and fabulous.
31.	Ram Kishan s/o Shiv Lal.	-do-	-do-
32.	Radha Ram s/o Jamna Das.	Rs.10/-per sq.yd.	-do-
33.	Man Chand s/o Kanihya.	Rs.10/-per sq.yd.	-do-
34.	Biri Chand, Saran Singh, ss/o Ranjit.	Rs.10/-per sq.yd.	-do-
35.	Lal Chand s/o Mehu.	-do-	-do-
36.	M/S Raja Ram Brij Lal. r/o 15/52 K.Bagh, N.Delhi.	Rs.12/-per sq.yd.	-do-
37.	Varindar Pratap.	-	Claims as a tenant.
38.	Dewan Singh, Daya Nand ss/o Budh Ram.	Rs.10/-per sq.yd.	The claim is exorbitant and fabulous.
39.	Harindar Kumar, K.K.Khosla, r/o Kamla Nagar, Delhi.	Rs.10/-per sq.yd.	-do-
40.	Liak Ram s/o Naney.	Rs.10/-per sq.yd.	-do-
41.	Sher Singh s/o Gangu.	Rs.10/-per sq.yd.	-do-
42.	M/S Raja Ram Brij Lal r/o Karol Bagh, Delhi.	Rs.12/-per sq.yd.	-do-
43.	M/S Ram Kishan & Sons.	Rs.25/-per sq.yd.	-do-
44.	M/S Ram Kishan & Sons.	-	The land is said to be mortgaged with the Charter Bank, New Delhi. The compensation will be treated as disputed.
45.	M/S P.S. Jain & Sons.	Rs.10/-per sq.yd.	The claim is exorbitant and fabulous.
46.	M/S Raja Ram Brij Lal.		Claims that compensation for field No.632, 633 measuring 4 Big.17 Bis be not paid till the decision of the Court.
47.	Jamedar Madan Gopal Alluwallia.		Claims compensation for F.No.634.

Generally all the claimants have put in exorbitant and fabulous claims for compensation which are not based on reality. The eligible claimants are only entitled to the market value as determined by me in this award.

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MARKET VALUE:

We have to find out the market value as prevailing on the date of Notification under-section 4, namely the 13th November, 1959. No sale is entered in the mutation register kept by the village-patwari during the year 1954-1957 and the statement of sales is as under:-

Sl.NO.	Year	Area sold. Big.Bis.	Consideration money.	Average per bigha.
1.	1954-55.	Nil.	Nil	Nil.
2.	1955-56.	-do-	-do-	-do-
3.	1956-57.	-do-	-do-	-do-
4.	1957-58.	-do-	-do-	-do-
5.	1958-59.	8 - 14.	Rs. 16,000.00.	Rs. <sup>1839.00 NP</sup> <del>1100.00</del> .NP.
6.				

During the year 1958-59, the following two sales are available, which are entered in the mutation register:-

Sl.NO.	Mutation No.	Date of regn.	Details of area sold F.NO. Big. Bis.	Consideration money.	Average.
1.	507.	15-10-59.	207 6 - 3. 208	Rs. 10000.00.	Rs. 1626.00.n
2.	509.	24-1-59.	559 2 - 11. 560	Rs. 6,000.00.	Rs. 2353.00.n

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The land involved in mutation No.509 is just touching the Delhi-Rohtak Road. This sale cannot be a correct guide to assess the market value for the entire block which is under acquisition. P.S. Jain & Sons, claimants have produced copy of sale-deed Ex.P-2 to show that they purchased field number 554 and 555 measuring 7 bighas 10 biswas on 16th July, 1959 for Rs.18900/-. Another sale through registered sale-deed was quoted and copy Ex.PB was produced to show that part of field numbers 371 and 372, measuring 2 bighas 12 biswas was sold for Rs.6,250/- on 9th March, 1959. The land comprised in these two sales is also just touching Delhi-Rohtak Road and cannot be a correct guide to assess the market value for the entire block under acquisition. Another sale dated 21-2-1962 was quoted by the claimants which is wholly irrelevant as it took place after the date of Notification under-section 4 of the Land Acquisition Act(I), 1894.

I have inspected the land under acquisition very minutely on the spot. The land is situated to the south of Delhi-Rohtak Road and is about 7 miles from Delhi. It is 1000 ft. in width from the brim of Delhi-Rohtak Road. Its exact situation is shown by colouring it blue on the site map attached herewith. After spot inspection, I have found that from certain field numbers earth 4 to 5' deep has been dug up and removed to make bricks. The owners have benefitted by selling the earth and the land has been rendered inferior and will require additional money in levelling it up. The other land whether irrigated or un-irrigated is of equal importance. For these reasons, I classify the land under acquisition into two blocks 'A' and 'B' as follows:-

BLOCK 'B'

(1) Block 'B' will comprise of field numbers; 639, 640, 638, 641, 650, 651/1, 637, 642, 643, 644, 649, 648/1, 623, 622, 645, 646, 647/1, 620, 621, 612, 611/1, 618, 617, 616, 613, 614, 615, 574/1, 575/1, 577/1 & 534/1 ; total measuring 89 bighas 18 biswas.

(2) / Field number 652/1, measuring 1 bigha 17 biswas is a village thorough-fare which is being used by the entire community and no compensation is assessed for it.

BLOCK 'A'

(3) Block 'A' will comprise of the remaining land which has not been included in Block 'B' and leaving field number 652/1. Total area of Block 'A' thus comes to 394 bighas 4 biswas.

The land under acquisition has some potential value being on Delhi-Rohtak Road and the sales quoted by me in this award were for purposes other than agricultural. These sales cannot be the only guide as in these sales the land purchased was a small plot just touching Delhi-Rohtak Road and this price cannot be given for the land which is being acquired in bulk.

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The price for a bigger plot and specially for a bigger <sup>block</sup> ~~plot~~ of land is always less than for a small plot. The land under acquisition ~~area~~ <sup>huge</sup> is in two/blocks which abut on Delhi-Rohtak Road. The case of block 'B' being different wherefrom 4 to 5' deep earth has been removed. The price of Block 'B' will be less in comparison with the price of Block 'A'. Hence considering all these factors, I assess the market value of Block 'A' at Rs.1500/- per bigha kham and the price of Block 'B' at Rs. 1000/- per bigha kham.

TREES, WELLS AND OTHER STRUCTURES:

WELLS: The list of wells and the price assessed is as under:

Sl.NO.	F.No.in which the well is situated.	Condition of the Well.	Price assessed.
1.	378.	Small well which is out of use.	Rs. 400/-
2.	439/1.	Built up of masonry works. Being used for irrigation.	Rs.1500/-
3.	478.	-do-	Rs.1500/-
4.	564.	Small well out of use.	Rs. 400/-
Total:-			Rs.3800/-

TREES

The list of trees and the price assessed is as under:-

Sl.No.	Kh.No.	Kind of tree.	Approximate weight.	Price assessed.
1.	464	Shisham - 1.	Quintal. 20.00.	Rs.100/-
2.	549.	Kiker - 1.	2.00.	Rs. 10/-
3.	547.	Janti - 1.	5.00.	Rs. 25/-
4.	566.	Kiker - 1.	6.00	Rs. 30/-
5.	568	Janti - 1.	1.00	Rs. 5/-
6.	571 625.	Janti - 1.	2.00.	Rs. 10/-
7.	623	Kiker - 1.	1. 00	Rs. 5/-
8.	624. 636 637.	Kiker - 1.	1.00.	Rs. 5/-
9.	638.	Kiker - 2.	2.00	Rs. 10/-
10.	633.	Kiker - 3.1 Janti - 1.1	5.00	Rs. 25/-
11.	634.	Janti - 1.1 Kiker - 1.1	2.00	Rs. 10/-

12.	545-546	Kiker - 1.	1.00. Quintal	Rs. 5/-
13.	543.	Kiker - 1.	1.00. "	Rs. 5/-
14.	546	Kiker - 1.	5.00. "	Rs. 25/-
TOTAL:				Rs. 270/-

STRUCTURES:

There are boundary walls along field numbers 629, 630, 631, 632 and 635 and the price assessed is as under:-

Sl.NO.	Field Number.	Height	Price of boundary wall.
1.	629	About 4' high.	Rs. 1110.00.nP.
2.	630.	-do-	Rs. 740.00.nP.
3.	631.	-do-	Rs. 518.00.nP.
4.	632-633.	-do-	Rs. 1147.00.nP.
5.	635.	No price is assessed as the boundary wall was built after the date of Notification under-section 4, of the Land Acquisition Act(I), 1894, without any approval.	

APPORTIONMENT:

Compensation will be paid on the basis of latest entries in the revenue records and as per award statement placed on the file. In cases where compensation for the same land is claimed by two contesting parties then in such cases compensation will be treated as disputed and will be deposited in the court of the Additional District Judge, Delhi.

15% FOR COMPULSORY ACQUISITION:

As provided by section 23(2) of the Land Acquisition Act(I), 1894, 15% shall be paid on account of compulsory acquisition.

SUMMARY OF THE AWARD:

THE AWARD IS SUMMARISED AS UNDER:

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Sl.NO.	Block No.	Area Big.Bis.	Rate per bigha	Amount of Compensation.
1.	'A'	394 - 4.	Rs.1500/-	Rs.5,91,300.00.nP.
2.	'B'	89 - 18.	Rs.1000/-	Rs. 89,900.00.nP.
3.		$\frac{1 - 17}{485 - 19.}$	Nil	Nil.
4.	Add price of wells:-			Rs. 3,800.00.nP.
5.	Add price of structures:			Rs. 3,515.00.nP.
	Total:-			Rs.6,88,515.00.nP.
6.	Add 15% for compulsory acquisition:			Rs.1,03,277.25.nP.
7.	Add price of trees:-			Rs. 270.00.nP.
	G.TOTAL:-			Rs.7,92,062.25.nP.

LAND REVENUE DEDUCTION:

The land under acquisition is assessed to Rs.171.94nP as land revenue which will be deducted from the Khalsa Rent Roll of the village with effect from the harvest in which the department takes over the possession of the acquired land.


*(Mahinder Singh)*  
Land Acquisition Collector(II):Delhi.  
Dt.22/11/1963.

Submitted to the Collector, Delhi for information.

*(Mahinder Singh)*  
Land Acquisition Collector(II):Delhi.  
Dt.22/11/1963.

*Seen*  
*H. M. L. A. Delhi*  
*with Power of Collector*  
*28/11/63*  
**COLLECTOR, DELHI.**

Please check up summary of the award, field number, area and list of trees and sign this slip in token of its correctness.

  
(Mahinder Singh)  
Land Acquisition Collector(II):Delhi.  
Dt.22/11/1963.

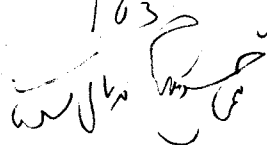
Shri Daryao Singh, N.T.L.A.



N.T. (L.A.)

22/11/63.

22/11/63





راجدات دی کیونکہ میں فیصلہ سے پہلے لوگوں کو معاوضہ نہیں دیا گیا  
 یوں میں جو کچھ ارٹھارڈ سے لیا گیا ہے وہ دیکھو بہت بڑا مسئلہ ہے  
 دیپادی کے لئے جس کے نقل بیگروس قلعہ کو بہرے محل در آنہ بھیجواں گی اور ایک نقل نرک سنگھ  
 نائب تحصیلدار رتھارڈ سے لیا گیا ہے اس کے لئے 17-3-64

1049 >

S. K. Singh  
 H.T. L.A.  
 17/3/64

Sunder Singh  
 N.T (L.A.H)  
 17-3-64.

محمد امجد علی  
 17/3/64  
 سید

R. 90 L.A.  
 17-3-64

Sunder Chand  
 17-3-64  
 P. Richard

ملتان  
 17/3/64