

AWARD NO...53/70-71.

NAME OF THE VILLAGE.....GARHI PIRAN.

NATURE OF ACQUISITION.....PERMANENT.

PURPOSE OF ACQUISITION.....PLANNED DEVELOPMENT OF DELHI.

In pursuance of Delhi Administration notification No F.15(iii)/59-LSG dated the 13th November, 1959 issued under the provisions of section 4 of the Land Acquisition Act 1894, 34070 acres of land in various villages was notified for a public purpose namely for Planned Development of Delhi. The land measuring 4 bighas 5 bis alongwith other land in village Piran Garhi was included in the aforesaid notification. Wide publicity was given. Objections were received u/s 5(a) of the said Act and same were submitted with a report for the decision of the appropriate Government. The appropriate Government after considering the report made u/s 5(a) sub-section 2 and being satisfied that the land was needed for a public purpose declared 4 big. 5 bis of land vide notification No.F.4(5)/63-L&H(ii) dated 29th December, 1968. u/s 6 of the said Act and corrigendum No.F.4(30)/63-L&H (PT) dated 7.8.70.

Thereafter notices u/s 9(i), 9(ii) and 10(i) of the said Act were issued to the interested persons to submit their claims which will be discussed at the proper place.

'MEASUREMENT'

4 BIG. 5 BIS AREA HAVE BEEN notified u/s 6. Measurement of the area was taken by the Revenue Field Staff. It was found to be 4 big. 5 bis. The classification of 4 big 5 bis is Chahi 1 big. 1 bis. Rosli 1 big. 4 bis and G.Mumkin 2 bighas.

'OWNERSHIP'

The details of area under acquisition, ownership, tenancy, Kh.Nos and classification of soil is as follows:-

S.No.	Name of owner	Name of occupant	Kh.No.	Area	Kind of soil
1)	Tej Ram, Ram Sarup ss/o Sheo Chand.	Self	487/1	0-17	G.M.Gitwa
2)	Mukhtiare s/o Foteh Singh	Self	487/2	0-18	-do-

- | | | | | |
|---|------|---------|------|----------|
| 3) Mohan Lal s/o Neki Ram | Self | 487/3/1 | 1-04 | Rosli. |
| 4) Liaq Ram s/o Nannehe | Self | 548 | 0-05 | G.M.Well |
| 5) Barat Singh, Indraaj ss/o Bhola in equal shares. 1/2 shares. Sis Ram, Sher Singh Siri Chand, Mansa Ram ss/o Tota in equal shares 1/2 shares. | Self | 487/5/1 | 1-01 | Chahi |

Total 4-05

Chahi(1-01) Rosli(1-04) G.M.(2-00)

'C L A I M S & E V I D E N C E'

In response to notices u/s 9 & 10 of the Land Acquisition Act 1894 the following interested persons have filed their claim

S.No.	Name of claimant	Kh.Nos claimed.	Rate of compensation claimed.	Other particulars.
1)	Tej Ram, Ram Sarup ss/o Sheo Chand, Mukhtiar Singh alias Mukhtiar s/o Fateh Singh.	487/1 & 487/2 1 big. 15 bis.	Rs.100/- per sq.yd.	They state that they are owners in possession of the land which is a building site and is being used as Ghers and Gitwars since 19
2)	Mohan Lal s/o Neki Ram-	487/3/1	Rs.100/-per sq.yds for land and Rs. 6000/- for the pucca walled enclosure,	--
4)	Liaq Ram s/o Nannehe.	548	Rs.10000/-	He states that he is owner in possession of land and well.
5)	Sis Ram, Mansa Ram, Sher Singh, Siri Chand ss/o Tota, Bharat Singh Indraaj ss/o Bhola.	487/5/1	Rs.100/-per sq. yet. Rs.2000/- for the boundary wall Rs.2000/- for the levelling of land.	They state that erected boundary walls in the year 1952.

'M A R K E T V A L U E'

In the revenue Estate of village Garhi Piran governed by the Delhi Land Reforms Act 1954, 4 bighas 5 bis fall under aquisition in the present scheme. The date of notification u/s 4 of the present scheme is 13.11.59. The market value prevailing on that date is to be determined and awarded. For this purpose the sale transaction

taking place during the five years from 1954-55 to 1958-59 are apparently to be considered. Only during 1958-59 two sale transactions are reported. They are as under:-

S.No.	Mutation No.	Date of registration.	Kh.No.	Area	Price per bigha.
1)	507	15-10-59	207 208	3-03 3-00	Rs. 1625/-
3)	509	24.1.59	559 560	2-11	Rs. 2353/-

The relevancy of these sale transactions is undisputable. Both took place earlier to the date of preliminary notification. But the situation varies. (One mutation No.509) is on the Delhi Rohtak Road and the other (Mutation No.507) is a little further from the said road. Compared with the situation of the land of these sale transactions the land under acquisition is not similar situated and is within ~~Firmi~~ of the Abadi. The land of the said sale transaction is better situated.

Before accepting or rejecting these sales it is expedient to look into the award that have already been made in the village. Although several awards have been made the one that strikes the eye is award No.1658. The land acquired through award No.1658 touches the land under acquisition. In it the LAC dividing the land into two B-blocks and awarded for Block A Rs. 1500/- and for Block B. Rs. 1000/-

The ADJ in references u/s 18 has enhanced compensation awarded by the L.A.C. He has divided the land acquired in Award No.1658 into four categories. The first category of land is that land which abuts the Delhi Rohtak Road, second is that land which is flat and even the third is that which is dug up but has the advantage of a Rasta' and fourthly that which is Bhatta having no access, or advantages like the other three.

A-ccording to this break up ~~of~~ ^{the} land under acquisition

is covered under the second category. It is inside the Firwi of the Abadi for this category the ADJ has allowed Rs. 2000/- per bigha kham. No appeal was filed by the U.O.I. ~~xxx 835/1965~~ The L.A. case No.s are 532/1965 Mukhtiar Singh V/s UOI and 835/1965 Sh. Chand and other V/s UOI. As such I accept the value of the land under acquisition to be Rs. 2000/- per bigha and award for the same for the date of notification u/s 4 and the situation and conditions are similar to 2nd category of land as placed by the ADJ in his judgement mentioned above related to Award No.1658.

I N T E R E S T

The land under acquisition was notified u/s 4 on 13.11.59 and it was declared u/s 6 on 29.12.62. Under the provision Land Acquisition (Amendment and validation) Act 1967 interest @ 6% per annum on the amount of compensation is payable and is being allowed.

S T R U C T U R E S

The claimant have claimed compensation for the boundary walls erected around Kh.Nos. 487/3/1, 487/5/1 but they ^{not} have filed any proof. According to the entries in Khasra ^{were} Girdawari these bounding walls/built long after the issue of notification u/s 4.

W E L L S

According to the entry in revenue record there is a well in Kh.No.548. It has been evaluated at Rs. 2300/- by Sh. B.D.Sharma. Assistant Engineer (Valuation). The valuation statement submitted by him on 16.4.70 has been filed in the acquisition file and I award the same.

T R E E S

There are some trees in the following Kh.Nos:-

Kh.No.	Name of tree	No. of Tree	Weight in Qtl.
487/5/1	Keekar	1	1/4 Qtl.
487/2	Keekar	1	1/2 "
548	Keekar	4	5 "

I award Rs 3/4 per quintal Contd....5/

SOLATIUM

15% solatium will be allowed as required under the Act,

ABUTMENT OF THE LAND REVENUE

The land under acquisition is assessed to Rs. 1.52P asland Revenue. The same shall be deducted from the land Revenue Roll of this village from the next harvest after possession of the land is taken over.

APPORTIONMENT

Compensation will be paid to the interested persons according to the latest entires in the revenue record.

The award is summarised as under:-

SUMMARY

Compensation of 4 big. 5 bis of land @ Rs.2000/- per bigha kham.	Rs. 8,500-00
Compensation for wells	Rs. 2,300-00
Compensation for trees.	Rs. 17-25
15% solatium	Rs. 1, 622-59
Interest @ 6% per annum u/s 4(3) for the period from 13.11.62 to 9.9.70(7-60/73 years)	Rs. 5,076-70
Total	Rs. 17,516-54

(Rupees Seventeen thousand five hundred sixteen and .
paise fifty four only).

Sham Karan
(SHAM KARAN)
LAND ACQUISITION COLLECTOR (P)
DELHI.

Announced and paid

24/2/20.

DELHI ADMINISTRATION, DELHI.

NOTIFICATION

Dated the _____ December
No. P.4(5)/63-LAN(11) whereas it appears to the Lt. Governor
Delhi that land is required to be taken by Government
public expense for a public purpose, namely for the
Development of Delhi, it is hereby declared that the
described in the specification below is required for
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

13/11/59 ✓
No. Village or Area
Localities. Etc. Etc. Field Nos. or Boundaries.
Garhi Piran. 3 -10 487/1, 487/2, 487/3 min, 487/5, 548.

Shi Sunder Singh
MT
Wap
31/12

By order,

sd/-

(D. P. BANJURIA)
Deputy Secretary III (Land & Building)
Delhi Administration, Delhi.

No. P.4(5)/63-LAN(11)

Dated the 29 December, 1968.

Copy forwarded to the:-

1. Public Relations Department, Delhi Administration (in duplicate) for publication in the Delhi Gazette.
2. Additional District Magistrate (LA) Delhi.
2. Land Acquisition Collector (P) Delhi.
4. Legal Adviser, Land & Building Department, Delhi.
5. Tehsildar, Land & Building Department, New Delhi.
6. Central Record Cell, Land & Building Department, N. Delhi.

Wap
469/128
D P 290
(D. P. BANJURIA)
Deputy Secretary III (Land & Building)
Delhi Administration, Delhi.

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