

AWARD NO.

VILLAGE

NATURE OF ACQUISITION

PURPOSE OF ACQUISITION

: 146/80-81

: MALIKPUR KOHI ALIAS
RANGPURI

: PERMANENT

: PLANNED DEVELOPMENT OF
DELHI.

INTRODUCTORY :

Delhi Administration issued notification under section 4 of the Land Acquisition Act. Vide No. F4(98)/64-L&H dt. 23.1.1965 to the effect that 1571 bigha 03 biswa land situated in village Malikpur Kohi alias Rangpuri is needed by the Government at public expense 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 Govt. & rejected. Thereafter, the Administration issued declaration No. F4(98)/64-L&H dt. 26.12.1968 under section 6 of the aforesaid Act that 642 bigha 06 biswa land of the above, was required to be taken for the aforesaid purpose. In pursuance of it public notice and notices to the interested persons were issued under section 9 & 10 of the Land Acquisition Act to file their claims. A good number of claims have been received which are discussed under the head 'Claim'.

MEASUREMENT, AREA & CLASSIFICATION :

The land has been measured on the spot by the Land Acquisition Staff. It measures 646 bigha 09 biswa instead of 642 bigha 06 biswa; the increase of 4 bigha 03 biswa is reported to be on account of mistake of totalling at the time of issuing the declaration. There is no objection to the correctness of the area or measurement from any interested person and, therefore, it will

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be taken as the correct area.

Classification of it has been taken as it existed in Kharif 1964 with due regard to my site inspection. The details required under para 55 of the Financial Commissioner's Standing order No. 28 are furnished below:-

Khasra No.	Area Big-Bis.	Classification
1279	6-00	Parti Jadid
1280	3-12	Geir Appash
1281/1	3-08	" "
1281/2	1-08	" "
1282	4-16	" "
1293	4-16	" "
1294	4-16	" "
1295	0-05	Geir Mumkin
1296	4-11	Geir Appash
1297	4-16	" "
1298/1	2-16	Geir Mumkin Khadia Bazri
1298/2	2-00	" " " "
1299	7-04	Geir Appash 4-01; Jadid 3-03.
1300	5-08	Parti Jadid
1301	3-14	Geir Mumkin Khadia 0-05; Geir Appash 1-14; Banjar Quadim 1-15.
1302/1	1-16	Geir Appash
1302/2	3-00	Parti Jadid
1303/1	1-09	Geir Appash
1303/2	0-17	Parti Jadid
1303/3	2-10	Geir Appash
1304/1	4-08	" "
1304/2	0-08	" "
1305	4-16	" "
1307	4-16	" "
1308/1	2-09	" "
1308/2	2-07	" "
1309	4-16	" "
1310/1	2-08	" "
1310/2	2-08	" "
1311	2-10	Geir Appash
1312	6-10	G.M. Nakan & Karkhana 4-18 Geir Appash 1-12.

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<u>Khasra No.</u>	<u>Area Big-Bis.</u>	<u>Classification</u>
1313/1	3-00	
1313/2	1-16	Geir Appash
1314	4-16	" "
1315	6-18	" "
1316	4-06	" "
1317	4-16	" "
1348	5-16	
1319	3-08	Jadid 5-14; G.M. 0-02.
1320	4-16	Geir Appash
1321	5-09	" "
1322	3-05	" "
1323	4-06	" "
1324	6-18	" "
1325	6-02	" "
1327/1	2-19	" "
1327/2	1-19	" "
1331	3-08	
1332	5-11	Geir Mumkin Pahar
1333	1-16	Geir Appash
1334	2-01	Geir Mumkin Pahar
1335	1-01	" " "
1336	2-06	" " "
1337	6-13	" " "
1338	6-04	" " "
1339	4-16	" " "
1340	3-05	" " "
1341	6-07	" " "
1342	5-19	" " "
1343	4-08	" " "
1344	3-12	" " "
1345	2-12	" " "
1346	6-08	" " "
1347	4-16	" " "
1348	4-16	" " "
1349	4-16	" " "
1350	4-16	" " "
1351	4-16	" " "
1352	4-16	" " "
1353	4-16	" " "
1354	4-16	" " "
1355	4-16	" " "
1356	4-16	" " "
1357	4-16	" " "

<u>Khasra No.</u>	<u>Area Big-Bis.</u>	<u>Classification</u>
1358	4-16	Geir Mumkin Pahar 4-11 " " 0-05.
1359	4-16	Geir Mumkin Pahar 2-10; Geir Mumkin 2-06.
1360	4-16	Geir Mumkin Pahar
1361	4-16	" " "
1362	4-16	" " "
1363	4-16	" " "
1364	4-16	" " "
1365	4-12	" " "
1366	2-08	" " "
1367	2-09	" " "
1368	4-16	Geir Appash
1369	8-03	" "
1370	4-16	" "
1371	3-14	" "
1372/1	5-15	" "
1372/2	1-04	Appash
1373	4-16	Geir Appash
1374	6-08	" "
1375	3-12	" "
1376/1	2-19	" "
1376/2	0-17	Geir Mumkin Rasta
1376/3	1-05	Appash
1377	5-12	Parti Jadid 4-00; Appash 1-12.
1378	0-10	Geir Mumkin Chah, Tubewell & Makan.
1379	4-01	Parti Jadid 2-04; Appash 1-0; Geir Appash 0-15.
1380	4-16	Parti Jadid
1381/1	2-16	Geir Appash
1381/2	2-00	Parti Jadid
1382	6-00	Geir Mumkin Khara Imarat
1383	4-16	Geir Mumkin Khara
1384	3-04	" " "
1385	4-16	" " "
1386	4-16	" " "
1511	4-16	Geir Mumkin Pahar
15117	2-16	" " Khara
1518	4-16	" " "
1519	3-10	" " "
1520/1	4-16	Parti Jadid 2-16; Geir Appash 2-00.

Khasra No.	Area Big-Bis.	Classification
1520/2	1-11	Geir Appash
1521	4-16	Parti Jadid
1522	4-16	" "
1523	3-14	" "
1726	3-03	Geir Appash
1727	4-16	" "
1728	2-12	" "
1729	6-14	" "
1731	2-05	" "
1732/1	2-04	Geir Mumkin Shore Kharia
1732/2	2-12	Geir Appash
1733	4-16	" "
1734	4-02	" "
1735	1-07	Geir Mumkin Chah Fukhta 00-07; Jadid - 1-00.
1736	4-13	Geir Appash
1737/1	0-18	" "
1737/2	0-12	" "
1738	1-04	" "
1739	0-01	Geir Mumkin Chah Fukhta
1741	0-04	" " " "
1742/1	2-07	Geir Appash
1742/2	2-05	" "
1743	4-15	" "
1744	4-09	" "
1745	4-16	" "
1746	4-16	" "
1747	4-16	" "
1748	4-16	" "
1749	4-16	" "
1750	4-16	" "
1751	4-16	" "
1752	4-16	" "
1753	3-05	" "
1754	6-02	" "
1755	4-16	" "
1756/1	4-12	" "
1756/2	3-04	" "
1757/1	1-12	" "
1757/2	3-04	" "
1758	4-16	" "
1759	4-16	" "

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Khasra No.	Area Biswas.	Classification
1750	4-16	Geir Appash
1761	4.16	" "
1762	4-16	" "
1763	4-16	" "
1767	4-16	" "
1768/2	2-09	" "
1769/1	2-09	" "
1769/2	2-07	" "
1875	4-16	" "
1876	4-16	" "
1877	4-03	" "
1878	7-00	" "
	<u>646-09</u>	

Appash - 5 bigha 03 biswa; Geir Appash 379 bigha 11 biswa; Parti Jadid - 54 bigha 04 biswa; Banjar Quadim - 1 bigha 15 biswa; Geir Mumkin Pahar, Chah etc. - 205 bigha.

OWNERSHIP :

Delhi Land Reforms Act., 1954 is applicable to the Revenue Estate of Malikpur Kohi alias Rangpuri; the Revenue Record prepared according to it i.e. Khatouni for the year 1976-77 contains the entries of its bhumi-dhari rights. Ownership will be deemed according to these entries subject to such changes that might have taken place subsequently ⁱⁿ the orders of ^a Civil/Revenue Court of competent jurisdiction.

CLAIMS :

Sl.No. Name of the claimant.

Kh. No. & substance of claim.

1. Ram Parshad s/o
Beni Parsad.

1372/2, 1376/3 etc.
Challenging the propriety of acquisition; claim to be owner of Kh. No. 1521 (4-16) & lessee of all other land and claims
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Sl.No. Name of the claimant.

Kh. No. & substance of claim.

2. Lt.Col. M.C.Gautam
s/o Jai Bhagwan
R/o D 6A, DDA Flats,
Munirka, New Delhi.

1285, 1286; Claims compensation at the rate of Rs.40,000 including well; in addition solatium & interest.
3. Bhagwat Swaroop Gupta
Shanti Swaroop Gupta
R/o 7-B, Kohlapur House,
Delhi.

1372/2 etc. Claim compensation @ Rs.1 lac per bigha for land & another Rs. 1 lac for the construction; Rs.20,000/-for the well; Rs.5,000/-for Tube well & Rs.50,000/-for boundaries.
4. Gaon Sabha through
its Pardhan.

Claimed compensation at Rs.100/-per sq.yd on the ground of situational & potential benefits of land belonging to Gaon Sabha. Also claimed Rs.50,000/-each for three wells; Rs.25,000/-for stone mine for 25 mined; Rs.300/-per blingers for 10 blingers; Rs.700/-for the stone crushing & rent; Rs.10,000 for built up shops & Rs.400/-per bigha for land leased out to Finance Mahalaxmi & Co.; Rs.95,000/-per year for DSIDC lease & in addition 15% solatium.
5. Mahinder Singh s/o
Sarup Singh.
R/o Mahipal pur.

1381/2, 1520/1; claim compensation @ Rs.30/-per sq. yd in addition 18% interest, 15% solatium & alternative site for commercial purposes demanded.
6. Ranjit Singh s/o
Hukam Singh.
R/o Mahipal pur.

1319; claim compensation @ Rs.30/-per sq.yd; in addition interest @ 18% per annum & 15% solatium

Sl.No.	Name of the claimant.	Kh.No. & substance of claim.
7.	Randhir Singh, Dhir Singh Zile Singh ss/o Sri Chand. & Amrit s/o Chunni.	1332; claim compensation at the rate of Rs.50,000/- per bigha; in addition to it 15% solatium & statutory interest claimed.
8.	M/s Rak Construction Co. through its partner Shri Tirath Ram Ahuja R/o 30, Park Area, Karol Bagh, New Delhi.	1742/2 & 1743; claim 80 paise share for the land @ Rs.30,000/-P.B. on being tenant on the said land & Rs.1,0000 for loss in addition to it solat- ium & interest claimed.
9.	Krishan Lal Ahuja s/o Tirath Ram Ahuja. R/o 60/16, Ramjas Road, Karol Bagh New Delhi.	1358, 1359, 1337 & 1338 Claim compensation at Rs.7,48,000/-under various heads; in addition solatium and interest claimed.
10.	Kanwal Kumar Khanna s/o Prakash Chand Khanna. R/o 2139, Tlak Bazar, Delhi.	1381; Claim compensation at the rate of Rs.50,000/- per biga alongwith solatium & interest.
11.	Dharam Pal s/o Narain Singh. R/o Mahipal Pur, Delhi.	1298/1, 1300 etc.; Claim compensation at the rate of Rs.20,000/-per bigha; Rs.1,50,000/-for structure i.e. Two Room set & interest demanded.
12	Kehar Singh s/o Kehar Singh	1310/1, 1311, 1312 etc. claim compensation at the rate of Rs.10/-per sq.yd; Rs.25,000 for rooms five pucca; Rs.5,000/- for pucca drainage; Rs.20,000 for two wells with tube well; Rs.5,000/- for tanks; Rs.1,000/-for trees alongwith solatium & interest. 1305, 1520/2 etc. Claim compensation at Rs.30/-per sq.yd; in addition to it claim 15% solatium & interest.
13.	Zile Singh s/o Shiv Lal, Nad n Singh s/o Duli chand; Shiv Narain, Badle Ram ss/o Shiv Lal.	1308/2, 1381/2 etc. -do-
14.	Krishan Pal s/o Ram Gopal; Smt. Shankuntla Devi wd/o Surjan; Bhagwati wd/o Ram Gopal; Raj Kumar s/o Nafe Singh; Mukesh(minor) s/o Nafe Singh through his brother Raj Kumar.	1281/1min, 1281/2min & 1282; claim compensation as mentioned at sl. No. 13 above.
15.	Sher Singh, Om Prakash, Ved Prakash, Narain Singh ss/o Sada Ram.	

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Sl.No. Name of the claimant.	Kh. No. & Substance of Claim.
16. Moti Ram S/o Parbhu.	1313/2, 1314, 1315 etc. Claim compensation at Rs.30/-per sq.yd for land; Rs.60,000/-for Well & pucca Room & also solatium & interest claimed.
17. Om Parkash, Sat Pal, Lachman ss/o Raghu Nath.	1308/2; claim compensation at Rs.30/-per sq.yds for land; in addition to it solatium & interest demanded.
18. Kalu Ram; Lakhi Ram ss/o Chimman Lal; Om Dutt, Ram Gopal & Jaggan ^{Nath} ss/o Charan Singh.	1313/2, 1314 to 1317; 1319 to 1325 & 1327/1; Claim compensation as mentioned at sl. No.17.
19. Vijay Singh, Joginder Singh ss/o Kanwal Lal & 5 others.	1381/2, 1520; -do-.
20. Lekh Ram, Jai Lal, Rama Nand, Rati Ram, Jai Narain ss/o Des Ram.	1313/2, 1314 etc. -do-.
21. Bal Kishan Gupta	1365; claim compensation at Rs.50,000/- as compensation for his leasy right from the gaon sabha and for displacement from the business; in addition solatium & interest demanded.
22. Zile Singh s/o Charan Singh.	1356; Claim compensation at Rs.60,000/- as compensation for his leasy right from gaon sabha & for displacement from the business; in addition solatium and interest claimed.
23. Simbal Ram s/o Gaiba Ram.	1364; claim Rs.44,000/- on grounds as mentioned at sl.No.22 alongwith solatium & interest.
24. Babu Ram s/o Har Swaroop	1348; claim Rs.45,000/- on grounds as mentioned at sl.No.22 alongwith solatium & interest.
25. Pdt. Jai Lal Sharma s/o Desh Ram.	1352; -do-.
26. Ashok Sharma s/o M.R.Sharma.	1523; claim Rs.25,000/- on grounds as mentioned at sl.No.22 alongwith solatium & interest.10/-.

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- | Sl.No. | Name of the claimant. | Kh.No. & substance of claim. |
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| 27. | Jeely Singh Sehrawat
s/o Siri Chand sehrawat. | 1348; claim Rs.42,000/- as compensation as his leasy right from the gaon sabha & for displacement from the business; in addition solatium & interest demanded. |
| 28. | Om Parkash Gupta s/o
Murari Saran. | 1342; claim Rs.45,000/- on grounds as mentioned above at sl.No.27 alongwith interest and solatium. |
| 29. | Ram Singh s/o Gariba Ram. | 1341; claim Rs.50,000/- on grounds as mentioned at sl.No.27; alongwith solatium & interest. |
| 30. | Badam Singh, Charan Singh &
Khazan Singh ss/o Roop Ram. | 1368 to 1371, 1372/1, 1373 to 1375, 1376/1; claim compensation at Rs.30/- per sq.yd for land; Rs.10,000/- for Band & other construction; Rs.15,000 for well and also solatium & interest demanded. |
| 31. | Mukesh, Sunil & Harishyam
(minors) ss/o Ram Kishan
through their mother
Smt. Shanti. | 1313/2, 1314 etc., Claim compensation at Rs.30/- per sq.yd for land; Rs.60,000/- for well and pucca room; alongwith solatium & interest. |
| 32. | Raja Ram s/o Kallu,
Sheo Lal s/o Tota,
Risal Singh s/o Lekha,
Surjan Singh, Ramphal,
Umad Singh, Chandgi | 1756/1, 1757/1 etc.; claim compensation at Rs.30/- per sq.yd for land; alongwith solatium & interest. |
| 33. | Shardha Nand, Ram Phool,
Dhan Raj, Khel Singh,
Dilbagh, Ram Nath, Brij Lal,
Kanhya, Nahar Singh. | 1769/2, 1878; -do- |
| 34. | Mauji Ram s/o Mangla. | 1313/2, 1314 etc.etc.; claim compensation at Rs.30/- per sq.yd for land; Rs.60,000 for well & pucca room; in addition solatium and interest claimed. |
| 35. | Kartar Singh, Balwan Singh
ss/o Khema. | 1737/2min, 1738 etc.; claim compensation at Rs.30/- per sq.yd; in addition solatium & interest claimed. |
| 36. | Ram -ala, Ram Sarup, Man
Phool ss/o Nana Ram. | 1308/1, 1730/1, 1731 etc.
-do- |

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Sl.No.	Name of the claimant.	Kh. No. & substance of claim.
37.	Suraj Mal, Bhim Singh, Jagat Singh, Lachmi, Rattan Kaur, Om Wati.	1279min; claim compensation at Rs.30/-per sq.yd; in addition to it solatium and interest claimed.
38.	Dale Ram, Kali Ram ss/o Kharak Singh, Smt. Surjo, Smt. Bharto.	1307; -do-.
39.	Munshi Ram, Kishan Lal ss/o Hans Ram; Mansukh, Bhagwan Singh ss/o Neki; Bhule Ram s/o Surat Singh & Smt. Nathia wd/o Surat Singh.	1280, 1299; -do-.
40.	Chander Kala, Myrti, Smt. Bharpai & mt.permeshwari.	1313/2, 1314, 1315 etc.; Claim compensation at Rs.30/-per sq.yd for land; Rs.60,000 for well & pucca room; in addition solatium & interest claimed.
41.	Imrat s/o Chuni & other Properitors.	Claim compensation at the rate of Rs.20/-per sq.yd for land; Rs.10/-per sq.yd for injurious affection.
42.	Kehar Singh s/o Hathi Ram.	1331, 1336, 1523, 1512 etc measuring 202 bigha; Claim compensation at Rs.10500/-per bigha & 15% solatium claimed.
43.	R.S.Kathuria & sons through Ram Sarup Kathuria.	1726, 1727, Etc.(80-07); Seeks exemption from acquisition, if acquired claim compensation at the rate of Rs.30,000/-per bigha for land; Rs20,000/- for severance charges ; Rs.7,85,000/- under various heads; in addition interest & solatium claimed.
44.	Pyare Lal, Ramanane, Bharmal Nand, Om Parkash, Ishwar, Bhula, Inder.	1331, 1385, 1523, 1512; measuring 202 bigha; Claim compensation at Rs.10,000/-per bigha in addition 15 % solatium claimed.
45.	Rati Ram, Chhater Singh ss/o Khem Chand; Sri Ram s/o Begha; Sardara, Kartar Singh, Kishan Chander & Smt. Rati Kaur heirs of Shri Begha.	Claim compensation at the rate of Rs.30/-per sq.yd for land; Rs.40/-per quintal for trees; in addition solatium & interest claimed.

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Sl.No.	Name of the claimant.	Kh. No. & substance of claim.
46.	Jai Parkash Bhardwaj s/o Sis Ram. R/o 297, Gali No.23/24, Tri Nagar, Delhi.	1313/2, 1314, 1315 etc.etc. Claim compensation at the rate of Rs.30,000/-per big for land; in addition solatium & interest demanded.
47.	Randhir Singh, Dhir Singh Zile Singh ss/o Siri Chand.	Claim compensation at the rate of Rs.30/-per sq.yd for land; in addi- tion to it solatium and interest claimed.
48.	Chain Singh s/o Bhagwan Singh; R/o Pinda Jahangirpur, Distt. Jullunder, Punjab through Ram Nath.	1293, 1294, etc.; claim compensation at the rate of Rs.50/-per sq.yd for land; in addition 15% solatium & 6% Int. claimed & also alternative plot claimed.
49.	Smt. Ishwari w/o Ishwar Dass. R/o B-51, Through Sh. Ram Nath r/o 112, Bhogal Road, Delhi.	1302/1; 1303/3 etc., claim compensation as mentioned at sl.No. 48 above. Also solatium & interest demanded.
50.	Smt. Santosh Kumari w/o Om Parkash; Smt. Sarla w/o Hargopal	1293, 1294 etc. etc. claim compensation at the rate of Rs.50/-per sq.yd for land alongwith solatium & interest; also alter- native plot claimed.
51.	Santosh Kumari w/o Om Parkash.	1301(3-14); -do-.
52.	Smt. Parkash Devi s/o Bisheshar Dass, R/o Khara Jung, Distt. Jullundur, Punjab through Ram Nath.	1293, 1294 etc. etc. -do-
53.	Suresh Kumar s/o Mulkh Raj R/o 21/24; West Patel Ngr. New Delhi.	1333, 1334(3-17); -do-.
54.	Chain Singh s/o Bhagwan Singh, R/o Pinda Jahangirpur, Distt. Jullundur, Punjab through Ram Nath.	1302/2, 1303/2 etc. -do-.
55.	Smt. Sudesh Kumari w/o Raj Kumar Kapoor, R/o A-263, Defence Colony, New Delhi.	1333, 1334(3-17); -do-.
56.	Moti Ram s/o Prabhu Dayal.	165/182; Claim that compensation be given to him being actual owner of the land under acquisition.

Sl.No. Name of the claimant.

Khasra No. & substance of claim.

57. Smt. Bharpai, Chanderkali & Murti ds/o Smt. Saroopi & Smt. Permashvari d/o Sh. Roop Chand.

1313/2, 1314, 1315 etc.; Claim compensation at the rate of Rs.30,000/- per bigha besides other benefits.

58. Vijay Pal s/o Ch. Desh Ram.

1353; requests that compensation be granted to him.

59. Rohtash Singh & 17 others.

1331, 1386, 1523 etc.; Claim compensation at the rate of Rs.10,500/- per bigha; in addition solatium claimed & requests that entire compensation money be paid to the Gaon Sabha for the uplift of the weaker section.

60. Sobha Ram s/o Harnarain Singh.

1332; (5-11); Claim compensation at the rate of Rs.20,000/- per bigha along with solatium and interest & also alternative residential land claimed.

EVIDENCE :

The claimants have relied upon the situation, potentiality and the other importance of the land but have not advanced of cogent material to support the high value of land claimed by them. Some of them have, however, relied upon the decision of ADJ made in LAC Case No.434/67 'Bhaktawar Singh & Ors. Versus Union of India' vide which compensation of Block-I land granted at Rs.800/-per bigha by the Collector in his Award No. 1958 was enhanced to Rs.7,000/-per bigha and also on the ADJ's Judgement in LAC Case No.453/67 & 462/67 decided on 4.2.78 enhancing compensation to Rs.3,600/- & Rs.2,700/-per bigha respectively for Block-I & II but they filed no copy of the decision.

MARKET VALUE :

Market value determinable in this case is on 23.1.1965 when the preliminary notification was issued, it has to be determined keeping in view the shape, size, quality, potentiality, kind and condition of the land, its nearness and

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alike factors with due regard to comparative sales made in this or the adjacent villages and the evidence of the claimants; this in view I visited the land under acquisition twice with the field staff and assessed on the spot that it is all not of the same quality and level. A broad strip, but sufficiently deep on account of excavation of stones, is of Geir Mumkin Pahar that passes through it. On the West of it exists the low lying area of the land under acquisition and on the East & South is level and arable land which by comparison can be classified as Grade-I land. This 3 type of land should from the very description constitute 3 Grades for purposes of valuation but the land which is low in level has deposits of clay in it and a number of industries popularly known as 'Blanjer' were seen operating on it, this quality of low level land should in my opinion be sufficient to equate it with the other land of good level and, therefore, I will categorise the whole land in 2 Grades, ^{i.e. geir mumkin,} Geir Mumkin Pahar & Geir Mumkin Khara in Grade-II and all other land in Grade-I as the 'appash' land, which should materially count for purpose of valuation, is also a ^{negligible} ~~negligible~~ part of the whole on the material date.

All the land under acquisition in this case is governed by the provisions of the Delhi Land Reforms Act; it has, therefore, primarily to be reckoned as agrarian land which is not open for use other than agricultural or purposes connected therewith and which can also not be freely sold. Therefore, the much talked potential value of it will be the value from the production point of view. There was

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no development activity near or in the vicinity of the land under acquisition on the material date which may contribute towards increase of its value. Whatever building activities were in progress in furtherance of the master plan, these all existed in the areas of village Basant Nagar Mohammadpur Munirka, Houze Khas, Katwaria & Jia Sarai which are sufficiently away from this village.

Claimants have not cited instances of local sale of land nor has the field staff provided these figures. The field staff has, on the other hand, furnished the average sales of the different 5 years preceding the notification. A perusal of it indicates that the average works out to Rs.2,333/- per bigha during 1960-61; Rs.2,500/- per bigha during 1961-62; Rs.1,250/- per bigha during 1962-63; Rs.511/- per bigha during 1963-64 & Rs.607/- per bigha during 1964-65. Whereas the trend of values of every thing in the Union Territory of Delhi has been seen upward here is a picture in the ^{reverse} ~~revenue~~ side. It is because, some of these sales during the latter years are of land encumbered with tenancy; these, therefore, cannot be relied as true representative of market value then prevailing. The incidence of sale for a year, on the basis of ^{these} ~~sales~~ ^{of} however, ~~it~~ works to Rs.1441/- odd per bigha.

I had, therefore, to check up the position with reference to Awards made in this village. It is again solitary which was announced as bearing No.1958 on 16.3.67 in respect of 928 bigha 17 biswa land notified vide the same notification as is applicable in the present case. The collector categorised the land in 3 blocks, quality wise, and awarded the compensation at Rs.800/- per bigha; Rs.600/- per bigha & Rs.400/- per bigha. This was assailed in reference under section 18 in a few cases, 2 of which have been cited by the claimants. In one i.e. LAC

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Case No.434/67, the ADJ enhanced the compensation to Rs.7000/- for Block-I land & in 2 others i.e. LAC Case No. 453/67 & 462/67, he enhanced it to Rs.3,600/- & Rs.2,700/-per bigha block wise. The Govt. being aggrieved of this enhancement has gone on in appeal to the High Court praying that rates awarded by the Collector represent the correct value of land Block Wise. The enhancement is, therefore, subjudice and cannot be made basis of the determination of market value.

Since the sales and values prevailing in adjacent village have also bearing on the market rate of another adjacent village I may have to examine the rates prevalent in the next adjoining village i.e. Masoodpur. In respect of this Village I made Award No. 90/80-81 towards the close of the year 1980. It was in respect of more than 800 bighas of land notified on 23.1.1965 i.e. ^{on} ~~is~~ of the same date as is applicable in the present case. All this land is situated in the South of the Road leading to the Ham Airport. I have discussed therein that all these land though situated in Mehrouli Rajokri, Masoodpur & Rangpuri are part of a vast tract and ~~are chiefly~~ ^{ingredients} have common ~~in gradience~~. On the basis of local sales available in that village I have awarded a compensation at Rs.1,700/-per bigha for un-irrigated land and Rs.2,000/-per bigha for irrigated land.

Taking to stock the yearly incidence worked out above at Rs.1441/-; Judicial analysis of the rates determined by the Collector in Award No. 1958, and the awarded value of land in the adjacent Masoodpur village, I consider Rs.1,800/-per bigha for Grade-I land & Rs.1,500/-per bigha for Grade-II land as fair and reasonable market value as on 23.1.1965 and assess accordingly.

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COMPENSATION FOR WELLS & TREES :

Wells & Tube-Wells exist in the following field Nos. according to the report of the field staff. The Well with Tube-well bearing Khasra No. 1378 exist on the date of notification. I have inspected it, it is a pucca well of normal size and is used for irrigation purposes. Keeping in view its size & material used I assess its value at Rs.2500/-. Tube well pipes can, however, be removed by the owner as these are removable; I consider Rs.200/- as reasonable charges for removal of these pipes & fittings and accordingly award in addition to the value of the well.

All other Wells & Tube-wells listed by the field staff have been installed after the material date &, therefore, no compensation in respect of these is permissible being post-

notification improvements under the Act itself. *The owners are at liberty to remove their mabba and fittings etc in these cases.*

<u>Sl.No.</u>	<u>Khasra No.</u>	<u>Description of Well/Tube-well.</u>
1.	1295	Pucca Well with Tube-Well.
2.	1310/1	-do-
3.	1312	-do-
4.	1320	-do-
5.	1357	Pucca well for drinking water.
6.	1325	Pucca well with Tube-well.
7.	1378	-do-
8.	1735	-do-
9.	1739	-do-
10.	1741	-do-
11.	1877	-do-
12.	1376/2	Geir Mumkin Boring

The field staff has provided the datas of trees; their kind & weight available on the land under acquisition which

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is given below. Considering this report I assess the value of each individual tree as noted against it in column No.4.

Sl.No.	Khasra No.	Kind of Tree	Weight in Quintal	Value Assessed.
1.	1302/2	(Kikker - 1 (Shisam - 1 (less than Qntl) (Ronjh - 1 (do-)	1 Qntl. 8 1 Qntl. 8 1 Qntl. 8	Rs.15
2.	1303/2	Kikker - 1	2 Qntl.	Rs.10
3.	1747	Kikker - 2	1 "	Rs.05
4.	1310/1	Kikker - 1	1 "	Rs.05
5.	1312	Aru - 5 (each less than Qtl)		Rs.50
6.	1357	(Jammun - 1 (Neem - 1 (less than Qntl) (Pilkhan - 1	2 Qntl. 8 1 Qntl. 8 1 Qntl. 8	Rs.32
7.	1358	Pilkhan - 1	1 Qntl.	Rs.05
8.	1376/1	Kikker - 2	1 Qntl.	Rs.05
9.	1372/1	Shehtoot - 1 (less than Qntl)		Rs.08
10.	1378	(Neem - 1 (Saras - 1	2 Qntl. 8	Rs.15
Total				Rs.150/-

OTHER COMPENSATION :

A number of blanjars holders have claimed compensation on the ground that they have been operating on their small projects of freezing clay for a number of years from out of the Gaon Sabha land bearing Khasra No.1341,1342,1348 etc.. & that they have erected Kothas at the site of blanjars where they have set up diesel engines and have employed a few labourers to work on freezing of clay. They have described their average monthly income from these projects at Rs.1000/- per blanjars and want to be compensated for this loss. At the same time they have admitted that all these blanjars were set up after the material date. Revenue Record does not bear any entry about the existence of these blanjars at the time or preliminary notification. The Land acquisition Act forbids granting of compensation for damages in respect of such improvements. I, therefore, find it erksome to accpet

their claim and reject these with directions that they may remove their engines and malba before possession is taken over under the Award.

Similarly Shri Krishan Lal Ahuja R/o 60/16, Ramjus Road, Karol Bagh has claimed that he has a Stone Crusher on the Gaon Sabha land as a leasee. He has demanded several lakhs of rupees on account of loss of his business, removal of Crusher, abandonment of labour quarters etc. Despite opportunities ^{he} ~~he~~ has not been able to establish that his stone-crusher was operating on the Kh.No. 1358, 1359 etc. at the time of preliminary notification. The entries of Revenue Record including that of Khasra Girdwari do not indicate any such establishment then existing on the land. He has, however, produced a photo stat copy of a certificate dt. 27.1.81 purportedly issued by the Pardhan Gaon Sabha, Rangpuri to the effect that land bearing Khasra No. 1358, 1359, 1337, 1338 measuring 4 bigha 16 biswa was leased out to Shri Krishan Lal Ahuja in March 1961. This certificate cannot be relied for the reason that no lease, which should necessarily be registered under the Delhi Land Reforms Act, was ever registered by the Pardhan in the prescribed manner in favour of Shri Ahuja, nor Shri Ahuja has produced any receipt and the accounts of the Panchyat in token of payment of any lease money. Even if any land was given to him he may be extracting stones from it as many others ~~have been~~ ^{have been} seasonal contractors ^{doing} from time to time. This certificate of the Pardhan and the certificate, issued to him by Shri Inderjit Ahuja ^{Advocate} on 4th March, 1981 about the Gross Business Profit of the claimants, do not establish in any way that Shri K L Ahuja had set up a stone Crusher on the land under

.....20/-.

acquisition during Rabi-1965 which is material time for assessment in this case. When there has not been a convincing rebuttal, the entries of Khasra Girdwari, which are made by the Patwari according to his site inspection harvest wise, cannot be disbelieved. Shri Krishan Lal Ahuja has not been able to substantiate his claim of existence of the crusher or any part of his structure at the material date; therefore, he is not entitled to any claim on account of removal of his crusher or on account of loss of his business and the like. It merits out right rejection. He will, however, be at liberty to remove his malba and the machine before possession is taken over under the Award.

There is a similar claim from M/s Rak Construction Co through Shri Tirath Ram Ahuja-partner on account of the termination of his lease over Kh. No. 1743 and 1742/2 of the Gaon Sabha ~~land~~ but his work too came into existence in the post-notification period and he is not entitled to any compensation for such improvements according to the Act itself. Despite opportunities he led no evidence to substantiate it and has moved the Hon'ble High Court in issuing a stay of his dispossession. He is at liberty to remove his malba and machinery voluntarily or he will be required to surrender possession without any compensation after the courts' stay is vacated.

COMPENSATION FOR STRUCTURES:-

In No. Khasra 1378 - 1 pucca kotha & 3 Tin Sheds are available on the material date with the following description:-

1.	20 x 10 x 8	Stone slab & refter covered.
2.	20 x 10 x 8	Tin Covered Shed.
3.	30 x 10 x 8	" " "
4.	40 x 10 x 8	" " "

I have inspected with the Naib-Tehsildar and the Kanungo in the presence of the villagers. This construction reportedly belong to Jaganath, Ram saroop, Bhagwat Saroop s/o Duli Chand of Mahipal pur. It is old and ~~it~~ ^{is} no delapidated, built in indigenous rural style with 3ed class material. Presently it ~~is~~ ^{has} not even the semblance of a covered accommodation except one room & this accommodation appears to have been abandoned for years together. It has out lived its life. Yet what would have been its condition on the material date, Keeping that in view and the prices of labourer and material then prevailing ~~and used for this construction~~ I assess its value at Rs.2,000/-.

COMPENSATION FOR CROPS :

Some of the land is under Rabi crop which is shortly ripening. The acquiring department will be requested to allow its ^{to be} harvest ^{by} the bhumidhars as ^{destruction} ~~description~~ of crop, at this stage, is going to benefit ~~none~~.

INTEREST :

In this case there being the difference of 3 years between the notification under section 4 & the declaration under section 6, simple interest at the rate of 6% becomes payable to the bhumidhars on the value of land from 23.1.65 to the tendering of payment of compensation.

SOLATUM :

15% solatium will also be paid to the persons interested over the value of land on account of compulsory nature of acquisition.

APPORTIONMENT :

Compensation will be paid to the bhumidhars according

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to the latest entries of the revenue record.

DEDUCTION OF LAND REVENUE:

Land revenue in this case is Rs. 57.88 which will be deducted from the rent roll of village Rangpuri from Kharif-1981 as by that time possession under the award would have been taken.

VESTING OF OWNERSHIP :

The vesting of land (Geir Mumkin Pahar) in Gaon Sabha is being disputed by the earst-while land owners on the plea that compensation may be paid to them. This dispute of title over the Gaon Sabha land will, therefore, be referred to Addl. Distt. Judge for decision. M/s Rak Construction co. ; & Krishan Lal Ahuja will also be a party to this dispute as they claim to be leasees of the land occupied by them. Similarly Om Prakash Gupta, Ram Singh, Zile Singh, Babu Ram, Zile Singh s/o Charan Singh, Jai Lal Balkishan, Sambal, Ashok Sharma blanjers holders who also claim to ^{be} leasees of Gaon Sabha land under their blanjers will ascertain their title if any to compensation in the Court of ADJ to whome the compensation of Gaon Sabha land is going to be referred under this Award.

From the date of taking over possession the land under acquisition will vest absolutely in Govt. free from all encumbrances.

Subject to the above, the award is summarised as under:-

Compensation for land

Grade-I.

1. Land measuring 440 big.
13 bis. @ Rs. 1800/-P.B. Rs. 7,93,170=00

Grade-II.

2. Land measuring 205 big.
16 bis. @ Rs. 1500/-P.B. Rs. 3,08,700=00

Compensation for Wells &
Structures. Rs. 4,700=00

Total Rs. 11,06,570=00

.....23/-

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Amount brought forward.

Rs. 11,06,570=00

Interest @ 6% assessed from
23.1.68 to 27.3.81 i.e.
13 years & 64 days on the
market value of land at
Rs. 11,06,570=00.

Rs. 8,74,766 =30

Add 15% solatium.

Rs. 1,65,985 =50

Compensation for trees.

Rs. 150 =00

Grand Total

Rs. 21,47,471 =80

(Rupees Twenty One Lakhs, Forty Seven Thousand and
Four Hundred Seventy One & Paise Eighty Only).

Done
30.3.81

(C.B. Verma)
Land Acquisition Collector (PD).

Announced in the presence of the following
interested persons & filed
Done
30.3.81

- 1- Bhoolo Ram.
s/o Suran Singh
- 2- Ram Samp s/o
Nannu Ram
- 3- Bhagwan Singh s/o
Neki Ram
4. Sh. Kamal Singh Partheny. s
5. Bisale s/o Mangat
6. Zile Singh s/o Shim dal

अर्वाइ नं 146
80-81 कार्यवाही कबजा ग्राम रंगपुरी उर्वा गोलचक्र में

आमदा पत्र डिप्टी जयरेक्टर L.M (S.W-2) D.D.A -

No- 2033/20.1/L.M/S.W.2/174 दिनांक 29-6-2000

आदेशा जताय 44.2 बलन्त बिहार लखन दिनांक 1-7-2000

के अनुसार आज दिनांक 5-7-2000 को मुताबिक प्रमाण अर्वाइ नम्बर 146/80-81 के शोधग्रहण दुर्ग नम्बरांत खसरा

1337 man - 1338 man - 1358 man भा कबजा दूने के (1-0) के पर पड़्या, श्री दुर्गात खां कावतगो श्री सतीश चन्द्र पटवारी लखन रंगपुरी श्री रतीरात्र नायब तहसीलदार बलन्त बिहार, व श्री हरपाल सिंह N.P./M.L.D.D.A व श्री श्रीराम प्रकाश पटवारी D.D.A - श्री जेग चन्द तहसीलदार D.D.A. श्री मार्गेश्वर कावतगो L.M/D.D.A व श्री जगदीश पटवारी D.D.A/L.M तथा गहलगा श्रीराम रंगेश मदन विगाश से श्री मेदी रात्र कावतगो भी जोजर है। उपरोक्त नम्बरांत खसरा में कच्चे - पक्के भकानात - खसरा बने होकर काटा

थाता प्रमुख बलन्त (1-0) व अन्य पुलिस स्टेशन व D.D.A की तरफ से डीमोलिश करण मय स्टेशन जोजर है। अतः उपरोक्त खसरा की जोजर में गौरे पर कबजा कार्यवाही शुरू किया गया जहाँ पर लखन नम्बर 1358 man (2-0) के पर खसली है तथा लखन नम्बर 1337 man में (1-0)

कच्चे - पक्के भकाना लोड कर खसली करा कर कबजा वाकई श्री मेदी रात्र कावतगो 22 Bpl विगाश के हवाले किया गया। गौरे पर कावत काट्या (पपराव) के शुरू होव के कारण कबजा कार्यवाही एक दोन पड़ी बस लिख नम्बर लखन 1338 man में कबजा नहीं दिया जा सका। (1-0)

इस अगर की मुस्तहदी व जुनादी का आवाज बुलन्द बजीरपे शक ना - चपराही गौरे पर व देहदजा में कराई गई। आज की कबजा कार्यवाही समाप्त है।

- 1) रतीरात्र नायब तहसीलदार P.V. जोगेश्वर
- 2) सतीशवीरान्त पटवारी
- 3) हरपाल सिंह N.P./D.D.A 5/7/2000
- 4) श्रीराम प्रकाश पटवारी D.D.A. दिनांक
- 5) जेग चन्द P.V./D.D.A.
- 6) मार्गेश्वर K.P./D.D.A. दिनांक 5/7/01
- 7) जगदीश पटवारी L.M/D.D.A. दिनांक 5/7/01
- 8) श्री मेदीरात्र K.P./L.E.B. दिनांक 5/7/2000

गोलचक्र
NT LAW
Ingram

1362 - 1363 - 1362 - 1361 - 1360 - 1359 - 1358 - 1357 - 1356 - 1355 - 1354
4-16 4-16 4-16 4-16 4-16 4-16 2-16 3-16 4-16 4-16 4-16

ایں سرگرمی و فخر پر دینم پڑا
سب شہری و نادری

یاد در طلب اندیشه نوشته شری احمد چیرایی A-2

میں نے کہہ رکھی تھی کہ ہر وقت کا اردنی قبضہ کسی قسم کی کوئی

خدا رحمت کنیں ہوئی۔ کاروری تہفہ میں سوچ پی ہے

پنجوی حلقہ حاضر السیاحہ اس کے ایک نقل کا روئی

حقیقت تامل در دیوانی معرفت پوری محال و بجوئی جانیسی -

تاکہ ماغذات مال میں بیکار ہو کر نہ رہیں
31/81

[illegible]

295 am' d' d' 2 2² $\frac{295 \text{ am' d' d' } 2}{2^2}$ $\frac{295 \text{ am' d' d' } 2}{2^2}$

$\frac{2000}{10000} = 0.2$
 $\frac{2000}{10000} = 0.2$

Ry Bahadur
N.T. (D.S.A.)

31 | 3 | 81

31 | 3/81
 31 | 3/81

कठजा कार्यवाही मै जा रंगपुरी अर्वाइज. 146/80-81

आज दिनांक 14-8-95 काहुकर बनाव भूमि अधिग्रहण अधिकारी
(M.W) वाकत देने कठजा गजम रंगपुरी बाहमराह श्री मुभाष कुमर
श्री नवल सिंह पटवारी, श्री नैय सिंह P.S/LA मौके पर पहुँचे। मौका
पर महुकरा 208 वी और मै श्री प्रिबोचन सिंह N.T. व B.O.A की और मै
श्री रमेश भायव Kgo उपस्थित मिले। नजर खसरा 1379 भिन (0-
व नजरान खसरा 1442/2 (2-05) व 1443 (4-15) जो Award No. 146/81
में अधिग्रहण किये गये थे तथा कठजा व कजह Stavy C.W.P.N. 304
व C.W.P.N. 514/81 दंडि कौट नही लिखा गया था। उच्च न्यायालय हार
भट केस दिनांक 14-12-95 को decend किया जा चुका है। उपरोक्त
नजरान खसरा का खवा तायादी 1 कीछा 03 विस्वा जो मौका पर खवा
कराकर व चरो तख्य चुमा-पिरा कर हवाने श्री प्रिबोचन सिंह N.T.
L.B किया गया। वाकत कार्यवाही कठजा किसी किसी वी कीछनाई
पेशा नही आई। इसकी मुस्तरी व मजदी मौका पर व देखना के श्री
नैय सिंह P.S द्वारा वा आवाज बुलन्द करा दी गई है। पटवारी कार
में वास्त देने के कारण मौका पर हाजिर नही है। इस लिये इस
एक कौपी तहसीलवा महरौली को निजवादी जापेगी। यह भूमि दि
22-7-96 को Demand कर गई गई थी जिसमें मजबूत आदि दस्ता दिया
है। इस लिये इस कठजा कार्यवाही को दिनांक 22-7-96 को ही मान
जावे।

(मुभाष कुमर)
Kgo (LA)

(नवल सिंह)
पटवारी (LA)

(Bhop Singh)
(भूप सिंह) 14/8/96
N.T./LA

(प्रिबोचन सिंह)
N.T./LOB

(रमेश भायव)
Kgo/DOA

(नैय सिंह)
P.S/LA

724
720

(TO BE PUBLISHED IN PART IV OF DELHI EXTRA-ORDINARY GAZETTE)
DELHI ADMINISTRATION: DELHI

**** NOTIFICATION ****

Dated: 19.5.61

No.F.9(58)/76-L&B:- In pursuance of the provisions of sub-section (1) of section 22 of the Delhi Development Act, 1957 and by virtue of the powers of the Central Government delegated to him by the President vide Government of India, Ministry of Works & Housing's Notification No. K-11011/15/71-UDI dated the 5th February, 1972 the Lt. Governor of Delhi is pleased to place at the disposal of the Delhi Development Authority for the purpose of development in accordance with the provisions of the said Act, the Nazul land prescribed in the schedule below on the terms and conditions agreed by the said Authority in its Resolution No.114 dated the 10th May, 1961.

**** SCHEDULE ****

village or locality.	Total Area Big.Bis.	Khasra No.	Area. Big. Bis.
Malikpur Kohi alias Rangpuri.	633-17	1279	6-00
		1280	3-12
		1281/1 (1281/1)	3-08
		1281/2	1-08
		1282	4-16
		1293	4-16
		1294	4-16
		1295	0-05
		1296	4-11
		1297	4-16
		1298/1	2-16
		1298/2	2-00
		1299	7-04
		1300	5-08
		1301	3-14
		1302/2	3-00
		1302/1	1-16
		1303/1	1-09
		1303/2	0-17
		1303/3	2-10
		1304/1	4-08
		1304/2	0-08
		1305	4-16
		1307	4-16
		1308/1	2-09

.....2/-

1. Malikpur Kohi
alias Rangpuri(contd).

2.	3.	4.
	1308/2	2-07
	1309	4-16
	1310/1 min.	2-08
	1310/2 min.	2-08
	1311	2-10
	1312 min.	6-10
	1313/1	3-00
	1313/2	1-16
	1314	4-16
	1315	6-18
	1317	4-16
	1316	4-06
	1318	5-16
	1319	3-08
	1320	4-16
	1321	5-09
	1322	3-05
	1323	4-06
	1324	6-18
	1325	6-02
	1327/1	2-19
	1327/2	1-19
	1331	3-08
	1332	5-11
	1333	1-16
	1334	2-01
	1335	1-01
	1336	2-06
	1337 min.	5-13
	1338	5-04
	1339	4-16
	1340	3-05
	1341 min.	6-07
	1342 min.	5-19
	1343	4-08
	1344	3-12
	1345	2-12
	1346	6-08
	1347	4-16
	1348 min.	4-16
	1349	4-16
	1350	4-16
	1351	4-16
	1352 min.	4-16
	1353	4-16
	1354	4-16
	1355	4-16
	1356 min.	4-16
	1357 min.	3-16
	1358 min.	2-16

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- : 3 : -

1. Malikpur Kohi
alias Rangpuri (contd).

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1359	4-16
1360	4-16
1361	4-16
1362	4-16
1363	4-16
1364 min.	4-16
1365 min.	4-16
1366	4-12
1367	2-08
1368	2-09
1369	4-16
1370	8-03
1371	4-16
1372/1	3-14
1372/2	5-15
1373	1-04
1374	4-16
1375	6-08
1376/1	3-12
1376/2	2-19
1376/3	0-17
1377	1-05
1378	5-12
1379 min.	0-10
1380	3-18
1381/1	4-16
1381/2	2-16
1382	2-00
1383	6-00
1384	4-16
1385	3-04
1386	4-16
1512	4-16
1517	4-16
1518	2-16
1519	4-16
1520/1	3-10
1520/2	4-16
1521	1-11
1522	4-16
1523 min.	4-16
1726	3-14
1727	3-03
1728	4-16
1729	2-12
1731	6-14
1732/1	2-06
1732/2	2-04
1733	2-12
1734	4-16
	4-02

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