

Name of the Village

Sadhora Kalan.

Nature of Acquisition:

Permanent.

This is a case for the acquisition of land in the estate of Sadhora Kalan required by the Government, at the public expense for a public purpose, namely, for the Planned Development of Delhi. A doc under section 4 of the Land Acquisition Act was made vide Notification No.F.15(111)/59-258 dated 13.12.59. The substance of the notification was given due publicity and objections were invited from the interested persons. The objections were heard and a report was made to the Delhi Administration for taking decision on the objections. A declaration under section 6 of the Land Acquisition Act regarding the area in this award was made vide Notification No.F.4(83)/62-L&H dated 22.10.62. Notice under section 9(1) was given due publicity and notices under section 9(3) and 10(1) of the Land Acquisition Act were issued to the interested persons. Almost all the interested persons have responded to the notices.

MEASUREMENT & OWNERSHIP.

According to the notification under section 6 the total area to be acquired was 173 Bighas and 17 Biswas. From further verification, the following area is found to be built up.

Khasra No. S	Area built up Bigha-Biswa.
213/1	1 - 1
213/7/1	1 - 15
213/6/1	0 - 5
218/8/1	0 - 3
	<u>3 - 2</u>

The award regarding this area will be made after taking further instructions from the Delhi Administration. It is not however, released from Notifications under section 4 & 6 of the

Kabd

Land Acquisition Act. After deducting this area from the area in the notification, the land for immediate acquisition remains at 175 Bigha and 15 Biswas. Most of the Khasra numbers were in the form of Titamas and variation has been found by verification under section 8 of the Land Acquisition Act. The total area for acquisition comes to 176 Bighas 16 Biswas. The difference of 1 Bigha and 1 Biswa is minor and is ignored. None of the land owners has made any objection against measurement. The ownership of the land under acquisition according to the revenue record and the claims are given below:-

Sl.No.	Name of the owner	Khasra No.	Area Bigha-Biswa	Kind of land claim made.	
1.	Suraj Mal s/o Jai Chand.	218/1	4 - 5	Baghnehri	2,31,200/-
2.	Tota Mal s/o Jai Chand.	218/2	4 - 10	Baghnehri	2,60,660/-
3.	Sair Sham. Markisi Devi w/o Hanuman Mal.	218/3	1 - 5	-do-	64,900/-
4.	Hanuman Bax s/o Janki Dass.	218/4	1 - 18	-do-	1,07,800/-
5.	Kasari Kanwar, Memorial Trust	218/5/2	1 - 19	-do-	1,17,900/-

6. Note:- Shri Tek Chand Contractor of fruit has made the same claim as at item No.1.

Sumer Chand s/o	218/6/2	4 - 6	Baghnenri	4,94,712/-
Girdhari Lal.	218/7/2	<u>3 - 11</u>	Kehri.	
		7 - 17		
Dungar Lal s/o	218/6/2	0 - 10	Baghnenri	5,10,530/-
Sohan Lal.	220/2	3 - 1	-do-	
	219/2	<u>3 - 19</u>	-do-	
		7 - 10		
Kothi Lal Chhuna				
Lal Saligram.	209	18 - 15	-do-	
	210	18 - 8	-do-	
	211	10 - 18	-do-	
	212	3 - 12	-do-	
	213/2	<u>93 - 12</u>	-do-	
		145 - 5		

Note:- They have claimed the following compensation.

For land	Rs. 30/- per sq. yd.
Structure.	2,50,000/-.
Nursery.	10,000/-.
*Three pucca wells	15000/-.
Boundary wall.	50,000/-.
Roads	5,000/-
Trees.	200/- per tree.
Pucca drain.	3/- per running foot.
Solatium.	15% on the above.

Note 2. The Gujranwala Cooperative House Building Society made a similar claim in the estate of Sadhora Khurd. There is no need to repeat their claims here.

9. Dilekhi s/o Shish				
Ram.	204/3	1 - 0	Nehri.	
	206/2	0 - 7	-do-	100/- per
	205/3	<u>1 - 2</u>	-do-	sq. yd. and
		2 - 9		2000/- for
				tube-well.

Note:- Sarvashri Sri Ram Mithu Ram and Shm. Purbati

Contd....4

squatters have claimed compensation of Rs. 50/- per sq. yd.

Total.... 175 - 16

Bagh Mehri 170 - 16

Kenri. 5 - 0

175 - 16

EVIDENCE.

In evidence the following documents have been produced by the land owners.

1. A copy of Roznamcha of Patwari according to which Khassra No. 127 total measuring 9 Bighas 11 Biswas was sold to Custodian for a sum of Rs. 1,20,000/- against claims.
- 2). Copy of Mutation No. 1040 in which 12 biswas of land comprised in Khassra No. 230 Min was sold for a sum of Rs. 10,800/-.
3. Copy of mutation No. 1045 according to which 3 Biswas of land comprised in Khassra No. 223/20 was sold for a sum of Rs. 2700/- on 31.1.59.
- 4). Copies of sale-deeds of land plots sold at Shaktinagar
50. M/s Chhanna Lal Saligram has stated that the evidence produced by them in the estate of Sanhora Khurd should also be considered as evidence in this case.

MARKET VALUE.

The land under acquisition is situated near Railway line and Subzidar Station. The land has got potential value for building purposes. Had the land been assessed at Horticulture basis then the price of the land would not have been more than Rs. 1500/- per Bigha. Sale-transactions have taken place for the land under acquisition on much higher rates in very land under acquisition. The details of these

transactions are as given below:-

S.No.	Mutation No.	Date of registration.	Khasra No	Area Bigha-Biswa	Amount	Average per bigha.
1.	1025	8.10.57	219	5 - 15	2000/-	3500/-
2.	1078	21.12.57	218/3 220	0 - 15 3 - 12 4 - 5	2200/- 12750/-	3000/-
3.	1071	23.11.58	218/15	4 - 5	4800/-	4800/-
4.	1072	-do-	218/2	4 - 10	4800/-	4800/-
5.	1073	19.6.58	218/3	1 - 3	4000/-	3500/-
6.	1074	19.6.58	218/4	1 - 13	7000/-	3800/-
7.	1075	-do-	218/5	2 - 1	7500/-	3700/-
8.	1076	2.9.58	218/6	4 - 11	17800/-	4000/-
9.	1077	20.2.58	218/7	5 - 4	13400/-	2500/-
10.	1069	1.5.59	217, 242/217, 1 223/3, 223/1	16 - 4	62500/-	3800/-

ii.

All these transactions except the last are for an area which is a part of the acquisition. Khasra No. 217 is just adjacent to the land under acquisition. From these transactions it is clear that during the year 1957 the price of the land was about Rs. 3500/- per bigha, and during the year 1958 and 59 it was not more than Rs. 4000/- per bigha. The transactions No. 1071 and 1072 giving an average of Rs. 4800/- per bigha are on higher rates because there were some structures in the land at the time of the sale. I am convinced that the price of the land on the relevant date i.e. 13.11.59 was not more than Rs. 4000/- per bigha. I, therefore, award this rate for the land other than Bagh Henri. Since potential value is being given, therefore, the land owners cannot claim compensation for the trees of the garden on the horticulture basis. They can only get the wood value. The average of wood value for the best gardens does not work out more than Rs. 500/- per bigha. I, therefore, award Rs. 4500/- for Bagh Henri.

OTHER COMPENSATION.

WELLS.

There are 4 wells in the land under acquisition. The Naib Tehsildar, Land Acquisition has assessed the prices of these wells as follows:-

Khasra No.	Kind of well.	Price assessed.
204/3	A well with 4 pipes	Rs. 1,020.00
210	An old well made of lime & stone.	Rs. 1,000.00
213/2	60 years old well, in broken condition.	Rs. 600.00
218/6/2	as above.	Rs. 800.00
		<u>Rs. 3,420.00</u>

There are some small structures on the land under acquisition and the Naib Tehsildar, Land Acquisition has assessed the price of the structures at Rs. 12,282/-. I have inspected the site and I find that the prices assessed by him are correct. I, therefore, award Rs. 3,420/- for the wells and Rs. 12,282/- for the structures.

There is a Nursery in Khasra No. 204/3, 205/3 and 206/2. The Naib Tehsildar, Land Acquisition has assessed the price of the Nursery at Rs. 650/-. For stray trees, he has assessed the price at Rs. 623/-. From inspection of site, I find that the prices assessed by him are correct. I, therefore, award Rs. 650/- for the Nursery and Rs. 623/- for the stray trees.

APPORTIONMENT.

The compensation to the land owner will be paid after deducting the amount already paid by the contractors, if the period of the lease has not ended. In Khasra No. 218/4, the compensation for the Kotha is claimed both by the owner and the contractor. It will be paid after taking further orders from me. Stay dispossession orders have been received from the Naib Tehsildar of Khasra Nos. 218/3, 218/4, 218/5,

218/8, 219 and 220 and 218/2. Possession of this land will be taken after the vacation of the stay order.

THE AWARD IS SUMMARISED AS BELOW.

Compensation for 170 Bighas & 16 Biswas of land @ Rs.4500/- per bigha.	Rs. 7,68,000.00
Compensation for 6 Bighas of Nehri land @ Rs.4000/- per bigha	Rs. 24,000.00
Compensation for wells.	Rs. 3,420.00
Compensation for structures.	Rs. 12,282.00
	Rs. 8,06,702.00
15% on the above as solatium.	Rs. 1,21,245.30
Compensation for stray trees.	Rs. 623.00
Compensation for Nursery.	Rs. 650.00
	Rs. 9,30,320.30

The land is assessed to a land Revenue of Rs.475.57. It will be deducted from the Revenue Roll from Kharid 1963.

(Land Kishore)
Land Acquisition Collector I,
D B L H I.
4.4.1963.

Submitted to the Collector of the District for information and filing.

(Land Kishore)
Land Acquisition Collector I,
D B L H I.
4.4.1963.

Seen
H. P. M. S. A. D. L. L. I.
A. P. M. S. A. D. L. L. I.
P. M. S. A. D. L. L. I.
879/63.