

Name of the Village: Sadhora Kalam.
Nature of Acquisitions: Permanent.

INTRODUCTION:

The land situate in the estate of Sadhora Kalam is required by the Government at the public expense for a public purpose namely for the Planned Development of Delhi. A notification under section 4 of the Land Acquisition Act was made vide notification No.P.15(245)/60-LSG dated 24.10.60. 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 along with the objections in original. A declaration under section 6 of the Land Acquisition Act was made vide notification No.P.4(14)/61-L&H dated 4.5.61. Notice under section 9(1) was given due publicity and notices under section 9(3) and 10(1) of the Land Acquisition Act were served upon the known interested persons. Almost all the interested persons have responded to the notices.

'MEASUREMENT AND OWNERSHIP'

According to the notification 6 of the Land Acquisition Act the total area to be acquired was 59 bighas and 10 biswas. From further verifications made on the spot under section 11 of the Land Acquisition Act, the total area to be acquired was found to be correct at 59 bighas and 10 biswas. Therefore I hold the area under acquisition to be correct at 59 bighas and 10 biswas. The ownership of the land under acquisition according to the revenue record is as below :-

Sl. no.	Name of the owner	Khasra No.	Area Big.Bis.	Kind of land
1.	Western Punjab Jain Rehabilitation Association through 15 members of the Managing Committee Sadar Bazar, 6522, Krishna Market, Delhi.	613/31/1	59-10	Gm. Plot.

'CLAIMS AND EVIDENCE'

On behalf of the Western Punjab Jain Rehabilitation Association through its president Shri Kunj Lal Sittal of 6522, Krishna Market, Sadar Bazar at present Gurki Mandi G.T.Road, Delhi has stated that the Association had purchased this piece of land for Rs.3,60,000/- vide the sale deed dated 14.11.1950 registered on 19.12.1950. It was further stated that the association has spent several lakhs of rupees on land on its levelling and development. It was therefore claimed that the compensation @ Rs.200/- per sq.yd. may be paid. In their subsequent claim in which was received by this office on 9.2.1965 the members of the said association while enclosing a copy of the D.O.Letter No.F.4(14)/61-L&H dated 29.12.1964 of the Deputy Housing Commissioner have stated that they have disclaimed and waved their claim of compensation for the development and improvement and they requested that the compensation may be assessed as if the land is undeveloped one.

Note: In this regard it is seen that the land acquisition proceedings were stayed at the instance of the Punjab High Court. But subsequently the proceedings have been completed as the case was dismissed as withdrawn by the Punjab High Court according to the intimation received from the Housing Commissioner, Delhi vide letter of even No. dated 17.11.1964.

The members of the said association did not choose to adduce any evidence in support of their claims.

'MARKET VALUE'

The land under acquisition bearing khasra No.613/431/1 is situated along with the G.T.Road on the South West of Shakati Nagar Colony. The Pratap Bagh Colony is towards North west of the land under acquisition. Shakti Nagar colony and the Pratap Bagh Colony are highly developed having all the facilities while the land under acquisition is undeveloped as is actually claimed by the members of the Association.

The following sale transactions have taken place in and near the land under acquisition during the last five years from the date of notification under section 4 i.e. 24.10.1961.

Sl. No.	Mutation No.	Date of Registration.	Khasra No.	Area	Total sale price.	Average per bigha.
1.	1028	12.6.58	23/1 & 27	17-02	Rs.1,14,750/-	Rs.6071.52Ps
2.	1056	21.5.1959	10	1 -15	Rs.11,907/-	Rs.6804/-
3.	1067	21.2.1959	7	0 -18	Rs.4,760/-	Rs.5300/-
4.	1092	23.6.1961	3	1-07	Rs.8,000/-	Rs.5929.63Ps
5.	1298	18.9.1961	945/36	0 - 07	Rs.7,763/-	Rs.7057.20Ps
			947/37	0 - 02		
			951/61	0 - 08		
			949/60	0 - 05		
				1 - 02		
Total				22 - 04	Rs.1,47,720/-	Rs.6654/-

I have inspected the site and I found that the land under acquisition is quite similar and close to the land bearing Khasra Nos.867/62-63/1 and 945/36 which have very recently been acquired under the Award No.1740 in which the rate of Rs.6000/- per bigha has been awarded. Moreover this rate coincides with the average of the above said transactions, I, therefore award Rs.6000/- per bigha to be the fair market price^{for} the land under acquisition.

'OTHER COMPENSATIONS'

There are three boundary walls existing on the land under acquisition. Besides there is a pucca room of an area of 32' X 15' X 8' and a Tin Shed verandah in front of the room. There are also three handpumps and one pucca well. These structures have not been assessed as the claimants have chosen to waive their claim regarding the development and improvement. Hence the other compensation is nil.

Similarly no compensation for roads and drains which are existing on the spot has been assessed for the above

said reason.

Compensation for trees:-

There is a Jantti and Kikar tree on the land under acquisition which have also not been assessed for the above said reason.

'APPORTIONMENT'

The Association had submitted a list of 169 members with a request to issue notices to the members individually. But as stated above the land under acquisition according to the Revenue Record stands in the name of the Western Punjab Jain Rehabilitation Association. Hence the compensation will be paid in the name of the Association.

'THE AWARD IS SUMMARISED AS BELOW'

Compensation for 59 bighas & 10 biswas of land @ Rs. 6000/- per bigha.	Rs. 3,54,000.00
Compensation for structure	- nil -
15% of the above as solatium for compulsory nature of acquisition.	Rs. 53,550.00
Compensation for trees	Rs. 4,10,550.00
G. Total ...	Rs. 8,18,100.00

27/ADN/LA
7/22-65

Since the possession of the land under acquisition has not been taken, therefore, the question of payment of interest does not arise.

The land is assessed to a land revenue of Rs. 153.93 NP (Mafi).

(Sal Nowsherwanji)
Land Acquisition Collector,
Delhi Shahdara Circle,
DELHI.
19.2.1965

Submitted to the District Collector, Delhi for information and filing.

(Sal Nowsherwanji)
Land Acquisition Collector, Del.

Seen and filed.
with powers of Collector's office

Copy forwarded to Tehsildar (Mahal) for taking necessary note and action in the revenue record.

COLLECTOR, D.