

Name of the village:

Sadhora Kalan

Nature of acquisition:

Permanent

Introduction:

The land situate in village Sadhora Kalan 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 L.A. Act was made vide the notification No. P.15(59)-LSG dated 12.11.1959. The substance of the notification was given due publicity and objections were invited from the interested persons. The objections were received and a report was sent to the Delhi Administration. However, the objections were rejected and a declaration under section 6 of the L.A. Act was made vide notification No. P.15(57)/64-LSG(ii) dated 19.7.1965. Notices under section 9 of the L.A. Act were given due publicity and notices under section 9 (5) and 10(1) of the L.A. Act were served upon the interested persons. Almost all the interested persons have responded to the notices given to them.

'MEASUREMENT & OWNERSHIP'

According to the notification u/s 6 of the L.A. Act the total area to be acquired is 295 bighas and 16 biswas. But from further verification made on the spot under section 8 of the L.A. Act the area under acquisition comes to 296 bighas and 6 biswas. The difference of 10 biswas is due to the mistake in totalling the area. Out of this 296 bighas 6 biswas, an area of 206 bighas and 2 biswas comprising Khasra Nos. 183(1-10), 183/2(2-04), 204/2(2-16), 205/2(3-04) and 206/3(0-03), has been left out from the present acquisition, as the notifications under sections 4 and 6 of the L.A. Act in respect of this area have been made freshly, and the land acquisition proceedings are taken up separately. After deducting this area the total area under acquisition comes to 276 bighas and 4 biswas. I, therefore, hold the area under acquisition

to be true ~~as~~ bighas and 4 biswas, the details of which according to the Revenue Record are as given below:-

Khasra. No.	Area. Big.Bis.	Kind of Land.
497/168/2.✓	24 - 13	Bagh Mehri.
498/168/2.✓	1 - 00	Bagh Mehri.
500/168/2/2.✓	14 - 19	Bagh Mehri.
501/168.✓	8 - 02	Bagh Mehri.
502/168.✓	8 - 05	Bagh Mehri.
812/454/169.	4 - 06	Gm.Khalasi.
813/454/169.✓	9 - 11	Gm.Khalasi.
455/169.✓	13 - 10	Gm.Khalasi.
171.	4 - 19	Bagh Mehri.
174.	5 - 19	Bagh Mehri.
175.	3 - 07	Bagh Mehri.
176/3.	4 - 10	Bagh Mehri 4 - 07 Gm.Chah 0 - 03
177.	3 - 05	Bagh Mehri.
178.	5 - 09	Bagh Mehri.
180.✓	11 - 05	Bagh Mehri.
620/18.✓	7 - 00	Bagh Mehri.
622/182.✓	5 - 03	Bagh Mehri.
624/503/184.✓	9 - 02	Bagh Mehri.
625/503/184.✓	17 - 13	Bagh Mehri.
504/184.✓	0 - 04	Gm. Chah Pakhta.
505/184.✓	6 - 06	Bagh Mehri.
506/184.✓	12 - 06	Bagh Mehri.
507/184.✓	1 - 00	Bagh Mehri.
508/184.✓	6 - 06	Bagh Mehri.



509/184.✓	6 - 13	Bagh Nehri.
815/456/185.	2 - 13	Gm. Khalasi.
816/456/185.	0 - 14	Gm. Khalasi.
817/456/185.	0 - 14	Gm. Khalasi.
818/456/185.	0 - 13	Gm. Khalasi.
627/186.✓	16 - 09	Bagh Nehri.
187.✓	4 - 15	Bagh Nehri 2 - 15 Nehri 2 - 00
819/191.✓	0 - 15	Bagh Nehri. 0 - 10 Gm. Shah 0 - 05
820/191.✓	1 - 10	Bagh Nehri.
192.✓	2 - 10	Banjer Qadim.
821/629/193.✓	7 - 02	Bagh Nehri.
822/629/193.✓	4 - 08	Bagh Nehri.
823/629/193.✓	0 - 13	Bagh Nehri.
824/629/193.✓	3 - 04	Bagh Nehri.
195.✓	13 - 13	Bagh Nehri 13 - 10 Gm. Shah 0 - 03
196.✓	2 - 14	Bagh Nehri.
197.✓	13 - 12	Bagh Nehri.
200.✓	5 - 19	Bagh Nehri.

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Classification of the land:

Bagh Nehri=240 - 13  
Banjer Qadim = 2 - 18  
Gm. Shah = 0 - 12  
Gm. Khalasi = 32 - 01

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Note: The khasra Nos. 17/168/2(24-13), 498/166/2(1-00), 171( 5 - 19), 176(3 - 07), 176/2(4-10), 177( 0 - 09), total measuring 52 bighas and 2 biswas have been shown as Bagh Nehri lands in the Revenue record but on site it was seen that these khasra Nos. have been cut and sold in the form of

2. Similarly khasra Nos. 455/169 measuring 18 bighas and 10 biswas have been shown as Gm. Khalasi but at the site there is 4 bighas and 10 biswas Gm. Khalasi land and the remaining area is garden land.

'CLAIMS AND EVIDENCE'

The following claimants have submitted their claim petitions for compensation:-

Sl.No. Name of the claimant(s).	Compensation demanded.
1. Shive Kishore s/o Shri Prashad Saini.	Rs.50/- per sq.yd. for the land, Rs.4000/- for well, Rs.5000/- for tubewell, Rs.1000/- for wire fence, Rs.35000/- for nursery plants, Rs.25000/- for pucca kotha, Rs.200/- for hand pump, and Rs.4000/- for boundary wall.
2. Seth Narain and others.	stated that I am interested person in khasra No.813/454/169.
3. Seth Onkar Nath s/o Ram Kishore	Rs.30/- per sq.yd. for the land.
4. Jai Gopal, Narain Dass, Govind Ram Seth.	As above.
5. O.S.D(LR) for Deputy Commissioner, Delhi.	Rs.25/- per sq.yd. for the land.
6. Shanker <sup>Dass</sup> and 11 others.	Rs.30/- per sq.yd. for the land, and also stated that the bhumidari in respect of khasra Nos.820/191etc (53 - 13), has been wrongly declared in the name of Khiman and Ram Prashad.
7. Ugar Sain etc.	Demanded compensation for the 12 huts @ Rs.700/- per hut and also the alternative site.
8. Ranji Lal s/o Chhote.	Stated that an area measuring 14 bighas now in the possession of the petitioner is owned by the Shri Ram Prashad s/o Shiv Saini and demanded reasonable compensation.
9. Phool Singh through Pt. Anup Chand Advocate.	Rs.50/- per sq.yd. for the land, Rs.1500/- per bigha for the garden trees, Rs.20,000/- for nursery and Rs.5000/- for other improvements like room, huts etc.
10. Shiv Prashad Saini s/o Ch. Ram Sarup.	Rs.50/- per sq.yd. for the land, Rs.1500/- per bigha for the trees, Rs.10,000/- for the nursery, Rs.10,000/- for rooms and other structures and Rs.200/- for the hand pump, Rs.2000/- for tube well, Rs.1000/- for boundary wall, Rs.1000/- for the well, and Rs.200/- for barbed fencing.

Stated that the applicant may be



12. Dil Sukh Ram s/o  
Sis Ram through Devendra  
Kumar Goel, Advocate. Rs.100/- per sq.yd. for the land,  
Rs.3200/- for the garden @ Rs.500/-  
per bigha kham, Rs.61,146.75 ps. for  
the nursery, Rs.4000/- for pucca  
rooms, Rs.2000/- for the well, Rs.400/-  
for the hand pump, Rs.1000/- for  
wire fencing and interest @ for  
six years on the compensation  
demanded above.
13. Tara Chand s/o Ganga  
Sahai and Vijay Poultry  
Farm through Shri Mahendra  
Kumar, THROUGH Devendra  
Kumar Goel Advocate. Rs.40/- per sq.yd. for the land,  
Rs.2000/- per bigha for the trees,  
Rs.300/- for boring of tube well,  
Rs.1200/- for tube well engine,  
Rs.260/- for pipe and Rs.62.50ps. for  
pipe of small boring, Rs.1000/- for  
wire fencing, Rs.7000/- for structure  
and poultry farm etc. Rs.1000/- for  
godown, Rs.300/- for servant's qrs.  
Rs.2900/- for incubator machine,  
Rs.225/- for Dee Beaker Machine,  
Rs.25000/- for 2500 birds, Rs.300/-  
hand pump and Rs.10,000/- for loss  
of business.

14. Tara Chand, Dilsukh Ram, Rs.100/- per sq.yd. for the land  
Jaswant Singh etc. THROUGH Rs.3000/- for three kothas and  
Shri Davendra Kumar Goel, Rs.1000/- for one piaa and Rs.15000/-  
Advocate. for boundary wall.

Note: The claimants at Sl. Nos. 12 to 14 demanded compensation  
for khasra Nos. 204/2, 205/2, 206/3, 183 and 188/2.  
As these khasra Nos. have been freshly notified u/s 4,  
therefore the claims of the claimants in this award  
are not being considered.

15. Narinder Singh s/o Sunder Singh through Kali Charan  
Mittal Advocate. Rs.50/- per sq.yd. for the land,  
Rs.2000/- for trees, Rs.5000/- for  
wire fencing.
16. Lekh Raj s/o Bhudan Singh. Rs.100/- for one jhugi and stated  
that ~~they are~~ owners are entitled  
to compensation of all sorts and  
the same be paid to them.
17. Jaswant Singh, Yashwant  
Singh etc. through  
Devendra Kumar Goel,  
Advocate. Rs.40/- per sq.yd. for the land,  
Rs.24,300/- for the trees, Rs.2000/-  
for the nursery and Rs.200/- for  
tinshed, Rs.200/- for hand pump,  
and Rs.1200/- for barbed wire.
18. Harbans Singh s/o Shri  
Gabul Singh through  
Shri H.S. Tyagi Advocate. Rs.30/- per sq.yd. for the land, &  
Rs.30,000/- for kothi.

19. Tara Chand s/o Jawala Prashad. Rs.24000/- for structure and alternative site and 15% solatium.
20. Ram Prashad s/o Shiv Sahai through Raghbir Singh and Chandu Lal Advocates. Rs.30,000/- per bigha kham for land and garden Rs.1000/- for big well (1/10 share), Rs.1250/- as 1/4 share in another well, & Rs.1000/- for 1/10 share of bridge on khalsi.
21. Chatter Singh s/o Surja Mal and Om Prakash. Stated that a small portion measuring 12 biswas may also be acquired, out of the khasra No.499/168/242.
22. Chhatter Singh and Om Prakash, Ladi Devi, & Hira Devi. Rs.50/- per sq.yd. for the land, Rs.2000/- for wire fencing, Rs.200/- for-fat per bigha kham for fruit trees, Rs.10,000/- for well, & Rs.5000/- for culvert in the land.
23. Shanker Dass s/o Bansi Dhar through H.S.Tyagi Advocate. Rs.30/- per sq.yd. for the land, and 15% solatium.
24. Bishan Chand s/o Hurlidhar through Shri H.S. Tiagi, Advocate. As above. Also submitted copy of judgment of civil court.
25. Dhanwanti Devi, Shanti Devi, Co-widows of Shri Budh Singh through Raghbir Singh and Chandu Lal Advocates. Rs.30,000/- for lands and garden, Rs.10000/- for well, Rs.3000/- for tube well with room, Rs.25000/- for structure and kotha, Rs.5000/- for gate with stone wall, and Rs.1000/- for wire fencing and solatium.
26. Mir Singh s/o Kishan Lal through Raghbir Singh, and Chandu Lal Advocates. Rs.30,000/- per bigha for land and garden, Rs.6000/- for structure, Rs.1000/- for well, Rs.500/- for for khalsi bridge, alongwith 15% Solatium.
27. Ranjit Singh s/o Samji Lal through Raghbir Singh, Chandu Lal Advocate. Rs.30,000/- per bigha for gardens and lands, Rs.6000/- for kacha kotha Rs.1000/- for well, Rs.500/- for khalsi bridge, Rs.2000/- per bigha for garden's trees alongwith 15% solatium.
28. Girdhari Lal s/o Duni Chand. Rs.8000/- for the shop and Rs.10,00/- for loss of business.
29. Laxmi Shanker s/o Paras Ram. Rs.500/- for the jhugi.
30. Shri Lakshman through Lakshmi Chand Nanda, Advocate, Delhi. Rs.300/- as compensation for jhugies, and alternative site.



31. Labh Singh s/o Mehr Singh Alternative site.  
through Advocate.
32. Ganga Saran. Demanded compensation for 100  
sq.yds. in the ratio 88:12 in  
a rupee, Rs.3000/- for the shop  
and alternative site.
33. Uttam Chand through  
Lakshmi Chand Wanda,  
Advocate. Rs.2500/- for khokha and loss  
of business.
34. Shri Kishori Lal through  
Lakshmi Chand Wanda,  
Advocate. Alternative site and also  
Rs.500/- as cost of the jhugi.
35. Jindhu s/o Kalloo. Demanded compensation @ 0.88ps.  
in a rupee and alternative site.
36. Kalloo s/o Para Ram. Demanded compensation @ 0.88ps.  
in a rupee and alternative shop.
37. Kheman Ram through  
Raghbir Singh Chanda Lal  
Advocates. Rs.50,000/- per bigha for lands  
and gardens, Rs.1000/- for well,  
Rs.6000/- for another well,  
Rs.3750/- for well in Kanai wala  
Bagh and Rs.500/- for bridge along  
with 15% solatium.
38. Narendra Singh, Virendra  
Singh ss/o Shri Sunder  
Singh, Jiwan Singh s/o  
Shri Ram Dayal through  
Shri Kali Charan Advocates. Rs.50,000/- per bigha for the  
land, Rs.10,000/- for fencing,  
Rs.2000/- per bigha for garden  
trees, Rs.10,000/- for well, Rs.5000/-  
for culvert in the land.
39. Lal Singh s/o Jiwan Singh. Stated that he is contractor of  
only phal and phool and has no  
claim in respect of land, trees,  
fencing etc. and the compensation  
he paid to the owners.
40. Ramesh Chand ad.s/o Shri  
Budh Singh through Pt. Anup  
Chand and P.B. Dilbagh Rai. Rs.50/- per sq.yd. for the land,  
Rs.1500/- per for the garden and  
solatium.
41. Jai Kishan, Chander Bhan  
ss/o Mahan Lal. Rs.10,000/- for two shops,  
alternative site and compensation  
@ 0.88 ps. in a rupee for the  
land.
42. Tikaya Ram s/o Kodhan  
Ram. Rs.0.88ps. in a rupee as compen-  
sation for the land, Rs.3000/-  
for the chhapar and alternative  
site.

Shri Phool Singh through Pt. Anup Chand Advocate  
had produced a copy of the judgement of the Addl. Distt. Judge,  
Delhi in the L.A.C. Case No.225 etc. of 1962 in which compensa-  
tion has been enhanced from Rs.4000/- to Rs.6200/- per bigha By  
the A.D.J., Delhi. He has also produced some receipts for

payment towards the garden contract. The above said copy of the judgement of the Addl. Distt. Judge, Delhi relates to the award No. 1289 of village Sadhora Kalan, which has been discussed under the head 'Market Value' of the present award. No other evidence has been produced by any other claimant.

'MARKET VALUE'

The land under acquisition is situated on the southern side of the Majafgrah <sup>crossing</sup> and the Bharat Nagar Road. The circular road <sup>leading</sup> from Shakti Nagar to Sarai Rohilla is towards the east of the land under acquisition. On the southern side of the land under acquisition adjoins the lands of Sadhora Khurd and Mimri villages which are being acquired under separate awards. Similarly the western side of the land under acquisition adjoins the land of Mimri village which is being acquired under a separate award.

The land under acquisition mainly comprises of three types of land. The khasra Nos. 500/168/2/2(14 - 19), 455/169 min (9 - 00), 501/168(8-02), 502/168(3-05), 180(11-05), 620/181(7-00), 622/182(5-00), 624/503/184(9-02), 625/503/184(17-18), 504/184(0-04), 505/184(3-06), 506/184(12-06), 506/184(6-06), 509/184(6-13), 627/186(13-09), 187(4-15), 819/181(0-15), 820/181(1-10), 821/629/193(7-02), 822/629/193(4-08), 823/629/193(6-13), 824/629/193(3-04), 195(13-13), 196(2-14), and 197/2(13-13) total measuring 191 bighas and 4 biswas consists of 'Bagh Mehri' wherein exists garden and is superior to the other kinds of land. The khasra Nos. 497/168/2 (24-13), 498/168/2(1-00), 171(4-19), 174(5-19), 175(3-07), 176/2 (4-10), 177(2-05), 178(5-09), 507/184(1-00), 192(2-18), and 200 (5-19) total measuring 61 bighas and 19 biswas which also includes some land from which the garden has been cut and plots are being sold unauthorisedly by certain unscrupulous persons (a detailed note regarding this fact has been given in this award under the head 'Apportionment') are classified as 'Other Kinds of land', which is slightly inferior to the 'Bagh Mehri land'. The remaining khasra Nos. 812/454/169(4-06), 813/454/169(3-11), 455/169 min(4-10), and 815/456/185(2-13), 816/456/185(0-14), 817/456/185(0-14), 813/456/185(0-13) on which exists Ganda Nala, total measuring 28 bighas and 1 biswa are termed



termed as 'Ghalimunkin Khalasi', as they are low-lying and inferior to the other kinds of lands. In view of this fact the land under acquisition has been evaluated accordingly and three separate rates of market value are proposed.

In village Sadhora Kalan a number of sales transactions have taken place during the relevant period, and a number of awards have been drawn. However, out of these awards the awards Nos. 1671, 1289 and 1581 appear to be relevant and can be examined for arriving at the correct market value of the land under acquisition, as the lands involved in those awards are in close proximity to the land under the present acquisition, and the dates of notification under section 4 of the Land Acquisition Act in these awards are one and the same namely viz. 13.11.1959. The sales transactions taken place in the vicinity of the area under acquisition have already been discussed in those awards. As such it will be irrelevant to discuss them in the present award.

The land involved in the award No.1674 is no doubt adjacent to the land under acquisition. But as discussed in the said award the land acquired is a part of an unauthorized colony namely 'Sikhi Nagar'. It is situated near the Dharat Nagar Bridge, and the owners themselves have purchased the plots. In view of this fact in general, and considering latest transactions in particular the Land Acquisition Collector had awarded the rate of Rs.15/- per sq.yd. The land under acquisition on the other hand is not so superior and is not situated in any colony. Hence the rate given in the award No.1674 cannot be applied to the land under acquisition.

The land acquired vide the award No.1289 and the land under present acquisition are situated opposite to each other on the same side of the Najafgarh Drain. In the award No.1289 the Land Acquisition Collector had allowed the rate of Rs.4500/- per bigha for the 'Bagh Mehri land' and Rs.4000/- per bigha for the 'Other kinds of land'. About 22 reference petitions under section 1

of the L.A. Act are reported to have been filed against the award No. 1289, out of which 10 cases have been decided by the A.D.J., Delhi. The Addl. Distt. Judge, Delhi has enhanced compensation in three cases from Rs. 4500/- to Rs. 8000/- per bigha, in one case from Rs. 4000/- to Rs. 10,000/- per bigha and in six cases from Rs. 4000/- to Rs. 5100/- per bigha respectively.

A careful examination of the cases in which the enhancement was allowed by the Addl. Distt. Judge, Delhi from Rs. 4000/- to Rs. 10,000/- per bigha reveals that the land involved field No. 85 is situated just adjoining the Delhi-Karnal Railway Line. It ~~solely~~ <sup>solely</sup> relates to plotted area sold to various persons in forms of plots, and it is closer to Rana Pratap Bugh Colony. The situation of the land under acquisition on the other hand cannot be compared with the situation of the field No. 85 as it is away from <sup>any</sup> approved colony. In view of this fact this rate cannot be applied to the land under acquisition. ~~From a per~~

From a perusal of the cases in which the enhancement was allowed by the Addl. Distt. Judge, Delhi <sup>from</sup> Rs. 4500/- to Rs. 8000/- per bigha, it is seen that the findings of the learned A.D.J. is in respect of the land which is better situated because of its nearness to Shakti Nagar, a long frontage on Shakti Nagar, Bharat Nagar Road and also by reason of its abutting on the Link Road leading to Bharat Nagar Colony. Out of the land under acquisition the Khasra Nos. 187 measuring 4 bighas and 15 biswas and 197/2 measuring 13 bighas and 12 biswas only ~~about~~ on the Link Road and are similarly situated as the land described above. In view of this fact I am of the opinion that the rate of Rs. 8000/- per bigha may be allowed for the khasra Nos. 187(4-15) and 197/2(13-12), and I award accordingly.

A study of the cases in which the Addl. Distt. Judge, Delhi has enhanced the compensation from Rs. 4000/- to Rs. 5100/- per bigha for 'Other Kinds of land', it is seen that after consid



had evaluated the land at Rs.5600/- per bigha for the Garden land and Rs.5100/- per bigha for the 'other kinds of land'. The land under acquisition which is classified as 'Bagh Nehri' and 'Other kinds of land' are quite similar to the above said land. Hence I am of the opinion that the rate of Rs.5600/- per bigha may be allowed for the Bagh Nehri land and Rs.5100/- per bigha for the 'Other kind of land', and I award accordingly.

The Award No.1581 of village Sadhora Kalan relates to inferior type of land, which it can be equated with the land classified 'Chairmunkin Khalasi' in the present land. The Land Acquisition Collector had allowed the rate of Rs.1860/- per bigha which was subsequently enhanced to Rs.2500/- per bigha by the A.D.J., Delhi. In view of the aspects discussed by the learned A.D.J., Delhi I am of the opinion that the same rate of Rs.2500/- per bigha may be assessed for the land under acquisition classified 'Chairmunkin Khalasi' and I award accordingly.

'OTHER COMPENSATIONS'

There some trees in khasra No.200 the value of which is assessed as given below:-

Khasra No.	No. of trees.	Kind of tree.	Value assessed
200	14	Nashmati (@ Rs.15/- per tree)	Rs. 210.00
	8.	Amrood. @ Rs.5/- per tree.	Rs. 40.00
	10.	Khatas @ Rs.4/- per plant.	Rs. 40.00
	1.	Amwala. (5mds).	Rs. 10.00
	4.	Amra. (20 mds.)	Rs. 40.00
			Rs. 280.00

Compensation for wells:

The Asstt. Engineer (Valuation) has assessed the values

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the wells vide his letter No.A.E.(V)/126/207-307 dated 23.2.1967, the detail of which is as given below:-

Khasra No.	No. of wells.	Value assessed.
196.	1.	Rs.1066.00
198.	1.	Rs. 519.00
819/191.	1.	Rs. 766.00
455/169.	2.	Rs.235.00
504/134.	1.	Rs.2082.00
176/2.	1.	Rs.2255.00
	1.	Rs. 193.00
		Rs.7116.00

Compensation for structure:

There are some structures on the land under acquisition the value of which has also been assessed by the Valuation Department, C.F.W.D. as follows:-

Khasra No.	Total value assessed in each the Khasra No. of the structured existing in it.
197/2.	Rs.4490.00
819 187.	Rs.2083.00 ✓
455/169.	Rs.2242.00
176/2.	Rs.1589.00
	Rs.10,404.00

No compensation has been assessed for the structures which have been constructed after the date of notification under section 4 of the L.A.Act the detail of which is as given below:-

Khasra No.	Name of the owner of structure.	Kind of structure.
187.	Shri Ganga Sara s/o Shiv Dayal.	shop One and one Varandah.
	Shri Uttam Chanda/o Parbhatam Dass.	Wooden Khokha.
	Chetan Dass s/o Soma Ram.	Wooden Khokha.



	Jai Kishan and Chander Bhan s/o Makhan Lal.	One tin shed and Khokha.
	Ugger Sain s/o Har Richpal.	Three jeoparis.
	Natou Ram s/o Pen Raj.	Two jeoparis.
	Mallu s/o Badlu.	Two jeoparis.
	Sis Ram s/o Nanak Chand.	Two jeoparis.
500/168/2/2.	Khoani s/o Moti Ram.	One jeopari and kucha room.
	Chand K <sup>+</sup> ran s/o Bhuru.	One temporary jeopari.
	Leela s/o Ganga Sahal.	One temporary jeopari.
812/454/169.	Budha s/o Kanya Singh.	One chhapar, one jeopari and one kucha room.
501/168.	Ranjit Singh s/o Kishan Lal.	Two kucha rooms.
	Harkishan.	One jeopari.

I have inspected the site and I found that the values assessed by the C.P.W.D. for the wellsmid structures and by the Naib Teh. for the trees are quite reasonable and I award accordingly.

'APPORTIONMENT'

The compensation regarding khasra Nos. 171, 174, 185, 176/2, 177, 178, 497/168/2 will be paid to the plot holders on the production of the relevant documents of ownership and in case of dispute it will be sent to the Addl. Distt. Judge, Delhi as the garden existing in these khasra Nos. have been entirely cut by the respective claimants owners and the plots have been and are still being sold to the various persons illegally and unauthorisedly and the purchasers are vigorously constructing buildings on these lands. Hence no compensation has been also been assessed for the structures existing in the above khasra Nos.

The compensation regarding khasra Nos. 187, 627/186 min, 196, 500/168/2, 506/184, 498/169/2, 507/184, 504/184, 620/181, 622/182, 627/186 min, 819/191, 821/629/193, 822/629/193,

Contd ....14

823/629/192, 824/629/193, 200, 455/169, 813/454/169, and will be paid to the concerned parties on mutual agreement. The claim has been made both by the Bhumidars and others. In case of dispute it will be sent to the A.D.J., Delhi for disbursement.

The compensation regarding the Land bearing khasra Nos. 815/456/186, 816/456/185, 817/456/185, 818/456/185, 819/456/169, 456/169 and 192 will be paid after verification of ownership rights, as the same is claimed by the Gaoon Sab and other persons.

The compensation regarding khasra Nos. 180, 497/16, 624/503/184, 625/503/184, 501/163, 505/184, 498/182/2, 507/504/184, 627/186, 819/191, 820/191, 821/629/193, 822/629/193, 823/629/193, 824/629/193, 195 and 200 in which the stay regarding dispossession of land has been received, can be given to the owners only after the vacation of the stay order.

Interest:

According to the provisions of the Land Acq. Bill (Amendment & Validation) Act, 1967 simple interest @ 6% is allowed on the market value of the land from the date of expiry of three years viz. 13.11.1962 to the date of payment of compensation and declaration under section 17 of the Act, 1894.

15% for Simple Interest



Compensation for the land measuring 23 bighas 1 biswas (Gm. Khelasi) @ Rs. 2500/- per bigha.	57, 325.00
Compensation for the land measuring 61 bighas and 19 biswas ('other kinds of lands') @ Rs. 5100/- per bigha.	Rs. 3,15,945.00
Compensation for wells.	Rs. 7,116.00
Compensation for structures.	Rs. 10,401.00
	<hr/> Rs. 15,08,850.00
15% of the above as solatium for compulsory acquisition charges.	Rs. 2,25,877.50
	<hr/> Rs. 17,31,727.50
Interest @ 6% on the above from 13.11.1962 to 13.8.67 (4 yrs. & 274 days).	Rs. 4,29,229.13
	<hr/> Rs. 21,60,956.63
Compensation for trees.	Rs. 340.00
	<hr/> Rs. 21,61,296.63
G.Total ....	<hr/>

*checked  
known*

The land is assessed to a land revenue of Rs. 558.51 ps. which will be deducted from the revenue roll of Rabi, 1967.

(Zal Nowshervanji)  
Land Acquisition Collector,  
Delhi Shahdara Circle,  
DELHI/28.6.1967.

Submitted to the Collector, Delhi for information and filing.

(Zal Nowshervanji)  
Land Acquisition Collector,  
Delhi Shahdara Circle,  
DELHI/28.6.1967.

*seen. Filed*

*N. S. Marwaha  
19.7.67*

*COLLECTOR, DELHI*

*Standard  
19/7/67*

*The above order was communicated on 14.8.67 to the concerned authorities for their information and necessary action.*

*11/8/67 - 10-236/1967*