AWARD NO. 1834

Award No.________ for the year 1965-66 by Shri Prabh Dyal Khurana, P.C.S. Land Acquisition Collector, Delhi.

Case No. 19

Scheme: New Terminal Airport, Palam.

Nature of Acquisition: Permanent.

Village: S H A H A B A D M O H D. P U R.

A W A R D

In pursuance of Delhi Administration Notification under Section 4, No.F.15(38)/64-LSG dated the 26th Sept., 1964 for 598 bighas 17 biswas, made under the provisions of the Land Acquisition Act of 1894 and as declared vide Notification No.F.15(38)/64-LSG(iii) dated the 25th Jan.,65 under Sec.6 of the Land Acquisition Act for 524 bighas 6 biswas of village Shahbad Mohd. Pur, Tehsil and District Delhi at a public expense for a public purpose, namely, for the New Terminal Airport, Palam.

2. MEASUREMENT.

The total area as given in the Notification under Section 6 is 524 bighas 6 biswas whereas on actual measurement the area comes to 485 bighas 7 biswas. A difference of 38 bighas 19 biswas is due to the fact that C.P.W.D. authorities have changed the alignment of the land required on account of the change in alignment with the result that the following field Nos. have been excluded from acquisition, i.e. 360/1, 361/1, 362/1, 369/1 and 421/1 and total area of these field Nos. comes to 1 bigha 8 biswas. There are also a few field Nos. area of which have been reduced on account of the change in alignment which are as follows, i.e. 364/1, 367/1, 368/1, 371/1, 373/1, 377/1, 384/1, 385/1, 386/1, 387/1, 389/1, 390/1, 417/1, 418/2-1, 420/1. Total area reduced in this way comes to 38 bighas 19 biswas. Hence the acquisition papers have been prepared for 485 bighas 7 biswas.

contd...2.

The details of field Nos. and their ownership are as under :-

S. No.	Name of the owner	Name of tenant.	Field No.	Area Big.Bis.	Kind of soil
1.	Lehri, Mauji Ss/o Nathu in equal share	-	1 etc/395	5-16	Gair-abpash
2.	Manglu s/o Amin Chand	-	1 etc/420/1	0-3	-do-
3.	Roop Chand s/o Amin Chand.	Sis Ram Bhatta owner(9-19)	1etc/393	19-19	Bhata (9-19) Ghair-apash(10-0)
4.	Chandi Ram s/oMaya Ram -1/12 share, Richhpal s/o Has Ram - 1/12 share, Shoe Ram s/o Jawahra - 1/12 share, Sohab Singh s/o Ram Chander - 1/12 share, Bed Singh, Gordhan, Rupe Ss/o Ram Kala in equal share - 1/18 share, Rattan, Sher Singh Ss/o Sis Ram in equal share - 1/9 share, Lehri, Mauji Ss/o Nathu in equal share - 1/8 share, Risal Singh, Lakhi Ram, Duli Chand Ss/o Budh Singh in equal share - 1/8 share, Manglu, Roop Chand Ss/o Amin Chand in equal share - 1/4 share.	Maqbuza M/s.Garg Bhatta & Co.	1 etc/411 1 etc/412	4-19 4-16	Bhatta -do-
5.	Gadsham s/o Ram Rikh.	-	1etc/364/1	6-10	Abpash (6- G.M.Chah(0-
6.	Des Ram, Amar Singh Ss/o Lekh Ram in equal share - 1/3 share, Niader s/o Mukha - 1/3 share, Sardar Singh, Narain Singh, Jas Ram Ss/o Ramji Lal in equal share - 1/3 share.	-	1 etc/377/1 1 etc/399	15-17 6-2	Gadhas Ghair Abpas'
7.	Siri Chand s/o Mangat - 1/4 share, Harkishan, Rampat ss/o Bhalu in equal share - 1/8 share, Hari Singh @ Sarju, Chander ss/o Kishan Lal, in equal ahare - 1/8 share, Jangli, Chander, Ram Sarup ss/o Ramji Lal in equal share - 1/16 share, Rikhi Ram s/o Sheo Ram - 1/16 share, Bihari, Ram Kishan, Ghadsham ss/o Ram Rikh in equal share - 3/32 share, Hanumat, Bhuley ss/o Arjun in equal share - 1/32 share, Des Ram etc. -1/12share, Niader s/o Mukho - 1/12 share, Sardar Singh etc. - 1/12 share.	Maqbuza Garg Bhata & Co.	1etc/410	4-14	Bhatta.
8.	Bhima, Khima Ss/o Ranjit	-	1 etc/371/1	5-2	Ghair A

contd....3.

1.	2.	3.	4.	5.	6.
9.	Mam Chand, Sobha Chand - Ss/o Neki, Virender S/o Dhan Singh in equal share.		1 etc/400 1 etc/402 1 etc/401 1 etc/403	21-10 19-00 0-9 19-18	G.Abpash G.Abpash G.M.Chah G.Abpash
10.	Tej Ram s/o Rati Ram	Khud Kasht Maqbuza Shamsher Singh Bhatta & Co.	1 etc/365 1 etc/366	0-8 35-13	G.M.Chah Bhatta
11.	Johri s/o Bahadur	-	1 etc/378	43-9	Ghair Abpash
12.	Shabhu s/o Harphul	Maqbuza Shamsher Singh Bhatta Co. ~~Khud Kasht~~	1 etc/367/1	1-5	Bhatta
13.	Chuni Lal, Nawal Singh, Chander, Rizak Ram Ss/o Har Narain in equal share - 1/2 share, Shub Ram s/o Molar - 1/2 share.	Maqbuza Sarup Bhatta & Co.	1 etc/383/1 1 etc/384/1	0-9 20-15	G.M.Chah Bhatta.
14.	Munshi, Chandgi Ss/o Bhoru in equal share, 1/6 share, Johri s/o Bahadur - 1/6 share, Shambhu s/o Harphul - 1/18 share, Ram Sarup Jage Ram, Dhara Singh, Ram Mehar Ss/o Sita Ram in equal share - 1/18 share, Sukhan s/o Bhagta - 1/18 share, Rupan, Zile Ss/o Chhutan, Mst. Ashrafi Wd/o Rangi, in equal share - 1/4 share, Chuni Lal etc -1/4 share, Subh Ram s/o Molar - 1/4 share ..... 2/3 share.	Maqbuza Shamsher Singh Bhatta.	1etc/368/1	0-7	Bhatta
15.	Data Ram s/o Gulzari - 1/2 share, Sher Singh s/o Ghisa - 1/2 share	Maqbuza Sis Ram Bhatta & Co.	1 etc/391	11-19	Bhatta
16.	Dharam Singh s/o Jhunda, Nobta s/o Kirpa in equal shares.	-	1 etc/386/1 1 etc/387/1	6-1 7-18	G.Abpash G.Abpash
17.	Data Ram s/o Gulzari	Maqbuza Sis Ram Bhatta & Co.	1etc/392	3-13	Bhatta
		Sis Ram Bhatta & Co.	1 etc/388	4-11	Jhuggis
18.	Kale s/o Jas Ram	Maqbuza Malak	1 etc/389/1	1-18	Jhuggis
19.	Budhu, Miru ss/o Giani in equal share - 1/4 share, Hari Singh s/o Sukhchain - 1/4 share, Nathu s/o Manna - 1/4 share, Sher Singh, Mehar	Maqbuza Garg Bhatta & Co.	1/etc/416 1 etc/417/1	2-17 12-15	Bhatta Bh[illegible]

contd..

1.	2.	3.	4.	5.	6.
	Chand s/o Molar in equal share - 1/4.				
20.	Pirthi s/o Molar	Maqbuza Sis Ram Bhatta & Co.	1 etc/379	16-17	Bhatta
21.	Sher Singh s/o Ghisa	-do-	1 etc/390/1	4-1	Gadhas
22.	Surjan s/o Ram Dyal	Maqbuza Rattan Singh Bhatta & Co. (27-7) Khud Kasht(18-10)	1 etc/-382	45-17	Bhatta(27-7) Abpash(18-10)
22.		Maqbuza Garg Bhatta & Co.	1 etc/413	~~18x4~~ 8-11	~~G.Abpash.~~ Bhatta
23.	Sis Ram s/o ~~Hira~~ Mehar	-	1 etc/394	13-4	G-Abpash
24.	Charan Singh, Bishan Datt, Mehar Chand, Jai Narain Ss/o Bhuria in equal share - 1/3 share, Shib Dyal, Chetu ss/o Chhutan in equal shares - 2/3 shares.	Maqbuza Garg Bhatta & Co.	1 etc/415	8-13	Bhatta
25.	Mool Chand, Ramu, Surja ss/o Has Ram in equal share - 1/2 share, Kallu s/o Kharaiti - 1/2 share.	-	1 etc/396	10-11	G-Abpash
26.	Shishan s/o Duli Chand.	Maqbuza Garg Bhatta & Co.	1 etc/414	7-7	Bhatta
27.	Ram ~~Singh~~ Sarup s/o Sudhan - -1/2 share, Has Ram, Siri Ram, Risal Singh ss/oBhundu in equal share - 1/2 share.		1 etc/404 1 etc/405 1 etc/407	6-4 3-3 3-3	G-Abpash -do- -do-
28.	Lehri s/o Dhamal	Maqbuza Garg Bhatta & Co.	1 etc/408	13-2	Bhatta(6-0) G-Abpash(7
29.	Ram Mehar s/o Nihalu - 1/2 share, Sube Singh s/o Bodlia, Bhima, Kehri ss/o Bhola in equal share - 1/2 share.	-do-	1 etc/409	11-18	Bhatta
30.	Risal Singh s/o Bihari	-	1 etc/385/1	4-3	G-Abpash
31.	Lile Ram s/o Mst. Sukh Dai, Ram Kanwar s/o Mst. Anguri.	Maqbuza Sis Ram Bhatta & Co.	1 etc/381 1 etc/380	14-5 12-9	Bhatta -do-
32.	Shamlat Deh (Rafa-i-aam)	~~Maqbuza~~ s/o Daulta, non-occupancy tenant.	1etc/397	0-17	G.M.Ch Pukht
33.	Gaon Sabha	-	1 etc/398 1 etc/406 1 etc/373/1 1 etc/418/1-2-3	4-11 4-15 1-10 1-13	Gadhas Rasta -do- -do-
			Total Area: 485-07		

CLASSIFICATION:

In the latest Khasra Girdawri, i.e. Kharif 64 and Rabi, 65, prepared under Rules of Delhi Land Reforms Act, 1954. kind of soil has not been given. However, the crops have ~~either~~ been shown either "Abpash" or "Gair-Abpash". On inspection of site, it was revealed that the land shown as "Abpash" is being irrigated through wells only. Hence land shown as such may be treated as Chahi and Ghair-Abpash as Rosli.

In view of the above, the classification of land according to the entries of Khasra Girdawri is given below :-

		Big.Bis.
1.	Abpash (Chahi)	24-15
2.	Ghair-Abpash (Rosli)	192-09
3.	G.M.Chah	2-08
4.	G.M.Rasta	7-18
5.	G.M.Gadhas	24-09
6.	G.M.Bhatta	226-19
7.	G.M.Jhuggis	6-09
	Total:	485-07

There is no religious place of worship, tomb, grave-yard or Wakf property etc. in the land under acquisition.

MARKET VALUE:

In determining the amount of compensation to be awarded for the land acquired under the Land Acquisition Act, we have to consider the points detailed in para 23(i) of the Act. In addition to this, the market value is to be worked out by scrutinising the sale transactions of the village that took place during first five years preceding the date of notification and especially in which the notification u/s. 4 was made, situation and kind of soil, award if any, claims of the interested persons etc.

The details of claims put forth by the persons interested are given below:-

1. Gaon Sabha through Sh. Mehar Chand, Pradhan Gaon Sa

Has claimed for compensation in respect of field Nos.398, 369, 406, 373 and 418. Khasra No.369 has been excluded from the acquisition on account of change in alignment.

2. Tej Ram s/o Rati Ram.

Has filed claim for compensation in respect of Khasra Nos. 1 etc/362, 368, 366. Khasra No. 1 etc/362 is not being acquired and in accordance with the revenue record, he is not owner of Khasra No.368. He claims compensation @ Rs.10/- per sq. yard. Also Rs.3,000/- have been claimed for a well in Khasra No. 1 etc/365, Rs.200/- for trees and Rs.1500/- for water channel plus 15 % compulsory acquisition charges.

He has further stated that he has ~~xxx~~ leased out a part of the said land to M/s. Bhagwat Sarup Shamsher Singh for use as Bhatta but according to terms of agreement with the Bhatta owners, only he is entitled to receive compensation.

3. Lehri s/o Dhapal.

Has filed claim for compensation @ Rs.12,000/= per bigha in respect of Khasra No.408. He has also requested for due compensation for a well and trees. No proof has been given.

4. Ghadsham s/o Ram Rikh.

He has filed claim for compensation @ Rs.12,000/= per bigha in respect of Kh.No.364, 410. He has also claimed Rs.8,000/= for a well and iron, girder. No proof has been given.

5. Subh Ram s/o Molar.

He has claimed compensation @ Rs.12,000/= per bigha for Kh.Nos. 383, 384, 361 and 368. Khasra No.361 has been exclud from the scheme. He has also claimed Rs.7,000/= as compensat for a well. No proof has been given.

6. Chuni Lal, Nawal Singh, Chander, Rizak Ram ss/o Har Narain

He has claimed compensation @ Rs. 12,000/= per bigha in respect of Kh.No.383, 384, 361 and 368. Khasra No.361 has been excluded from the Scheme. He has also claimed Rs.7,000/= as compensation for a well.

7. M/s. Garg Bhatta & Co. through Sham Kishore Advocate.

They have filed claim for Kh.Nos. 408, 409, 410, 411

contd..7.

412, 413, 414 and 415 of village Shahabad Mohd. Pur and for Kh.No.217/2/1 of village Bagrola. They have claimed compensation @ Rs.6,500/- per bigha. Being perpetual lessees they are entitled to 88 paise out of a rupee. Total claim for various items, i.e. bricks, chimneys, chuggis and other structures etc. comes to Rs.7,59,447. No proof has been given by them. However, compensation for these field numbers ~~may~~ will be kept disputed unless parties come to some amicable settlement.

8. Rupan, Zile ss/o Chhutan, Mst. Ashrafi Wd/o Rangi.

Have filed claims for Kh.No.360, 361 and 368 @ Rs.12000 per bigha plus 15 % compulsory acquisition charges. Khasra Nos. 360 and 361 have been excluded from the present scheme. No documentary proof has been given.

9. Johri s/o Bahadur.

He has filed claims @ Rs.12,000/= per bigha for Khasra Nos. 378, 361 and 368 alongwith 15 % compulsory acquisition charges. Khasra No.361 has been excluded from the present scheme. No proof has been given.

10. Shambhu s/o Harphool.

He has filed claim for Kh. Nos. 361, 367 and 368 @ Rs.12,000/= per bigha alongwith 15 % compulsory acquisition charges. Khasra No.361 has been excluded from the Scheme. No proof has been given.

11. Mam Chand, Sabha Chand, Verinder (minor) s/o Dhan Singh through their mother, Shmt. Badamo.

Have filed claim for Kh.No.400, 401, 402, 403 & 362 @ Rs.12,000/= per bigha plus 15 % compulsory acquisition charges and Rs.6,000/= for a pucca well and channel. No proof has been given.

12. Sukhan s/o Bhagta.

Has filed claim for Kh.No.361, 368 @ Rs.12,000/= per bigha plus 15 % compulsory acquisition charges and the cost of trees. No proof has been given.

13. Jas Ram, Sardar Singh, Narain Singh ss/o Jai Lal, Niader S/o Mukha, Des Ram s/o Lekh Ram, Amar Singh s/o Lekh Ram.

Have filed claim for Kh.No.377 and 389 @ Rs.10,000/=

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per bigha. Have also claimed Rs.6,000/= and Rs.500/= for a well and trees respectively. The well does not fall within the alignment. No proof has been given by them.

14. M/s Rattan Singh Durga Persad, Bhatta Owners through
Shri Chandu Lal Verma, Advocate.

Have filed claim that they have taken on lease Kh.No.382 measuring 45 bighas 17 biswas for a period of seven years. Out of that six years remain in their credit. They have claimed compensation 50 paise out of a rupee being their tenancy and possession rights. But according to revenue record only 27 bighas is in their possession. Their total claim amounts to Rs.2,75,000/= plus 15 % compulsory acquisition charges. Compensation for this field No. ~~may~~ will be kept disputed. No proof has been given.

15. Sri Ram s/o Het Ram, partner, Union Bhatta Co. through
Raghbir Singh, Chand Lal Advocates.

Have filed claim for Kh.No.379, 380, 381, 388, 390, 391, 392 measuring 68 bighas 15 biswas. Total compensation claimed is Rs.9,00,000/=,for removal of material and cost of other loss to be incurred by the Bhatta owners. They claim 50 paise out of a rupee as compensation of land. No proof has been given by them.

16. Phuley, Hanumat s/o Arjan, Ram Kishan, Bihari ss/o Ram Rikh, Chander, Hari Singh ss/o Kishan Lal, Siri Chand s/o Mangat, Har Kishan, Ram Pat ss/o Bhallu, Akhey Ram s/o Sheo Ram, Chander, s/o Ramji Lal, Ram Sarup, Jangli ss/o Ramji Lal, ~~Ram~~ Narain Singh s/o Jai Lal, Niader s/o Mukha, Des Ram s/o Lekh Ram, Sardar Singh, Jas Ram ss/o Jai Lal, Amar Singh s/o Lekh Ram.

They have filed claim for Kh.No. 410 @ Rs.10,000/= per bigha. No proof has been given.

17. Shibban s/o Duli.

He has filed claim @ Rs.10,000/= per bigha for Khasra No.414. No proof has been given.

18. Charan Singh, Bishan Datt, Mehar Chand ss/o Bhuria, Jitu
Shib Dayal s/o Chetan.

Have filed claim for Khasra No.415 @ Rs.10,000/= per bigha. No proof has been given.

19. Ram Sarup s/o Sudhan.

Has filed claim for Kh.No.404, 405, 407 for his share @ Rs.12,000/= per bigha plus 15 % compulsory acquisition charges

contd...9.

and also cost of trees. No proof has been given.

20. Bhagwan Sahai s/o Tej Ram.

Has filed claim for Kh.No.404, 405 and 407 measuring 12 bighas 10 biswas as these were mortgaged with him by Shri Ram Sarup s/o Sudan. But now he is left with no claim on the land and request for payment to Sh.Ram Sarup.

21. Chuni Lal s/o Tohi Ram.

He has filed claim @ Rs.12,000/= per bigha for Kh.No.380 alongwith 15 % compulsory acquisition charges. But the land, as per revenue record, does not stand in his name. Thus the amount assessed for Kh.No.380 may be kept disputed.

22. Pirthi s/o Molar.

He has filed claim for Kh.No.379 @ Rs.12,000/= per big. plus 15 % compulsory acquisition charges and Rs.700/= for trees, channels etc. No proof has been given.

23. Budhu, Miru Ss/o Giani, Nathu s/o Chuni, Sher Singh, Mehar Chand s/o Molar.

They have filed claim for Kh.No.416 and 417 and request that this land may be left out of acquisition. In the event of acquisition they request for compensation @ Rs.10,000/= per bigha and also alternate agriculture land in the sam village be given to them. They have submitted a copy of "WILL" through which Sh. Hari s/o Chain Subh has transferred his share in the name of other co-sharers. But unless mutation in favour of the co-sharers is sanctioned, amount of his share ~~may~~ to be kept disputed.

24. Tara Chand, Ram Sarup, Bhim Singh ss/o Kale.

They have submitted claim for Kh.Nos. 388, 389 @ Rs.12,000/= per bigha alongwith 15 % compulsory acquisition charges. The land stands in the name of Sh. Kale. Amount of compensation shall be kept disputed till the mutation is sanctioned in their names. No proof has been given.

25. Sis Ram s/o Mehru.

He has filed claim @ Rs.4,000/= per bigha for Kh.No.39 and 204. Kh.No.204 is not being acquired through this award. No proof has been given.

contd...10.

26. Data Ram s/o Gulzari Lal through Siri Chand Yadav, Advoca

He has filed claim for Khasra No.391 and 392 @ Rs.10,0 per bigha. No proof has been given.

27. Lila Ram(minor) s/o Sukh Dai through Ram Singh, Ram Kanwar (Minor) s/o Anguri through Mange Ram.

They have filed claim for Khasra No.380 and 381 at the rate of Rs.6,000/= per bigha plus 15 % compulsory acquisition charges. No proof has been given.

28. Sher Singh s/o Ghisa.

He has filed claim for Khasra Nos. 390 and 391 @ Rs.10,000/= per bigha and further he has claimed Rs.3,000/= for a katcha well, also Rs.300/= for trees. No proof has b given.

29. Surjan s/o Ram Dyal.

He has filed claim for Kh.No.382 and 413 @ Rs.10,000/= per bigha alongwith 15 % compulsory acquisition charges. No proof has been given.

30. Lehri, Mouji ss/o Nathu.

They have filed claim for Kh.Nos. 395, 411 and 412 @ Rs.12,000/= per bigha plus 15 % compulsory acquisition charges. No proof has been given.

31. Khem Chand, Bhiman ss/o Ranjit.

They have filed claim for Kh.Nos. 371 and 362 @ Rs.12,000/= per bigha plus 15 % compulsory acquisition charges. Have also claimed Rs.700/- as cost of trees, channels etc. No proof has been given.

32. Kallu s/o Kharaiti.

He has filed claim for Kh.No.396 @ Rs.12,000/= per bigha plus 15 % compulsory acquisition charges for his share. No proof has been given.

33. Bhima, Kehri ss/o Bhola, Sube s/o Bodlia.

They have filed claim for Kh.No.409 @ Rs.12,000/= per bigha alongwith 15 % compulsory acquisition charges. No proof has been given.

34. Risal Singh, Siri Ram, Balram ss/o Bhoundu.

They have filed claim @ Rs.12,000/= per bigha for Khasra Nos. 404, 405 and 407 for their share alongwith 15 % com ls acquisition charg N een gi

35. Ram Mehar s/o Nihalu.

He has filed claim for Khasra No.409 @ Rs.12,000/= per bigha plus 15 % compulsory acquisition charges. No proof has been given.

36. Saidhu, Ganga Ram, Lal Chand on behalf of Manglu.

They have filed claim for Kh.No.420, 421, 411 and 412 @ Rs.12,000/= per bigha plus 15 % compulsory acquisition charges. He has also claimed Rs.5,000/= for a well, Rs.200/= for channels, trees etc. No proof has been given.

37. Risal, Duli Chand, Lakhi Ss/o Budhu.

They have claimed compensation for Kh.No.411 and 412 @ Rs.12,000/= per bigha alongwith 15 % compulsory acquisition charges. They have further stated that they are co-sharers in this ~~fix~~ land. However, on the basis of family partition the area under acquisition falls in the possession of Duli Chand. Hence, compensation may be paid to him. No proof has been given.

38. Roop Chand s/o Amin Chand.

He has filed claim for Kh.No.393, 411 and 412 @ Rs.12000/= per bigha plus 15 % compulsory acquisition charges. Has also claimed Rs.5,000/= and Rs.200/= for well and channel etc. respectively. No proof has been given.

39. Rattan, Sher Singh ss/o Sis Ram, Rupe, Bed Singh, Gordhan ss/o Ram Kala through Siri Chand Yadav Advocate.

They have filed claim for Kh. Nos. 411 and 412 @ Rs.10,000/= per bigha. No proof has been given.

40. Dharam Singh s/o Jhunda, & 41. Nobta s/o Kirpa through Shri Siri Chand Yadav, Advocate.

Claimants No.40 and 41 have filed claim for Khasra Nos. 386 and 387 @ Rs.10,000/= per bigha. No proof has been given.

42. Risal s/o Bihari through Siri Chand Yadav, Advocate.

He has filed claim for Kh.No.385 @ Rs.10,000/= per bi
No proof has been given.

43. Johri s/o Dev Karan through Siri Chand Yadav, Advoc

He has filed claim for Kh.No.381 @ Rs.10,000/= pe
His name does not appear in revenue record against th s field number.

44. M/s. Bhagat Sarup Shamsher Singh, Bhatta owners throug
Shri R.L.Gupta and others Advocates.

They have filed claim for Kh.Nos. 361, 364, 366, 36
368 and 382. Khasra No.361 has been excluded from acquisi
on account of change in ~~axxxxx~~ alignment. Their names do not exist in the revenue record against Kh.Nos. 382 and 364. They have requested to allow 88 paise out of a rupee as compensation of land @ Rs.7,000/= per bigha. Their claim in respect of land, Bhattas, structures etc. amounts to Rs.6,67,117/=. Compensation in respect of these field Nos. will ~~may~~ be kept disputed.

45. Des Ram etc (22 persons) through Bant Ram Saini, Advocate.

They have filed claim for Kh.No.398 and request that the compensation of this field No. may be paid to them instead of Gaon Sabha, as they have been declared owners of this field No. by the Learned Sub Judge, Shri H.C.Gupta vide judgment dated 21.5.1963 (unattested copy presented). They claim compensation @ Rs.20/= per sq. yds.

46. Jharia Mal.

He has filed claim for compensation in respect of area measuring 10 bighas 5 biswas out of Khewat No.266, Khatauni No.219. Khasra No. has not been given. However, Kh.No.385 is being acquired out of this Khewat. Compensation of this field No. to ~~may~~ be kept disputed.

47. Mange Ram s/o Daulta.

He has filed claim for Kh.No.397 @ Rs.10,000/= per bigha and Rs.5,000/= for well and Rs.4,000/= for Dharamshala.

The department was not represented.

The claims put in by the interested parties range from Rs.4,000/= to Rs.20,000/= per bigha. As summed up above, no positive proof in support of their claims has been put forward by the interested persons. We have to determine the market value of the land as prevailing on the date of the iss
the notification under Sec.4, i.e. 26-9-1964.
this village has been announced.
in the ...ng village B

year-wise statement of th[illegible] e for the

qu[illegible]nquannum immediately preceding the date of notification under section 4 of the Land Acquisition Act has been worked out as under :-

S.No.	Year	Area Big.Bis.	Amount	Average per bigha.
1.	1959-60	No transaction		
2.	1960-61	3-07	Rs.1,000/=	Rs.298/51 Ps.
3.	1961-62	14-17	Rs.8,000/=	Rs.538/72 Ps.
4.	1962-63	No transaction		
5.	1963-64	No transaction		

The average sale price for the five years comes to Rs.494.51 paise. No sale transaction took place during the years 1962-63 and 1963-64.

No award of this village has been announced. Land was, however, acquired in the adjoining village Bagdola vide Awards No.1080 and 1215. The land acquired vide these awards adjoins the land under acquisition. The rates awarded in 1961 vide these awards were as under :-

S.No.	Award No.	Date of Notification under section	Rate per bigha.
1.	1080	7-10-1960	Rs.350/- for Rosli. Rs.530/- for Chahi
2.	1215	29-8-1961	Rs.350/- for Rosli.

I inspected the land at site. The land under acquisition is situated along the boundaries of villages Nangal Dewat and Bagdola. The land under acquisition is of rural area and is governed by the Delhi Land Reforms Act, 1954. In the land ur acquisition there are good number of brick kilns with the r the earth has been dug ~~up~~ out in the major portion of the area under acquisition. The wells in the area are also being utilized for bricks making only. I have to asse s the value of the land as it stood on 26-9-1964, i.e. the d notification under section 4. In most of the area th Bathas and pits, while a fraction of this area is l According to the situation and quality of the land

contd.14.

the land under acquisition into two blocks for the purpose of
assessment of the compensation, i.e. (i) Levelled, and (ii) Low-
lying (Bhattas and Pits). The blocks will consist of the field Nos.
given below:-

BLOCK 'A':

420/1(0-3), 364/1(6-10), 371/1(5-2), 403 min (5-0),(towards
north), 378 (43-9), 386/1 (6-1), 387/1(7-18), 394(13-4), 396(10-11),
404(6-4), 405(3-3), 385/1(4-3), Total area= 111 bighas 8 biswas.

BLOCK 'B':

395(5-16), 393/1(19-19), 411(4-19), 412(4-16), 377/1(15-17),
399(6-2), 410(4-14), 400(21-10), 401(0-9),402(19-00), 403 min(14-18),
(Towards south), 365 (0-8), 366(35-13), 367/1(1-5), 383(0-9),
384/1(20-15), 368/1(0-7), 391(11-19), 392(3-13), 388(4.-11), 389/1
(1-18), 416(2-17), 417/1(12-15), 379(16-17), 390/1(4-1), 382(45-17),
413(8-11),415 (8-13), 414(7-7), 407(3-3), 408(13-2), 409(11-18),
381(14-5), 380(12-9), 398(4-11), Total area = 365 bighas and 4 bis.

In field Nos. 406/1 (4-15), 373/1(1-10) and 418/1-2-3(1-13),
there are public passages and belong to Gaon Sabha since long, hence
no compensation is assessed for these field nos. In field No.397/1
(0-17) a Piao belongs to the Rafe-e-Am as entered in the revenue
record exists. No compensation is assessed for the area also, being
used as public piao. Total area of these field numbers comes to
8 bighas 15 biswas.

There has been no acquisition of land in this village. This
village, however, adjoins the village of Bagdola in which the land
is also being now acquired along with acquisition of land in thi
village. The land in this village is of the same quality as in
village Bagdola. After giving full consideration to the demand
the land owners and interested persons, the situation and qual
of the land, the average sale transactions for the five years,
the date of notification under section 4 and the Awards of
village Bagdola and also of adjoining land of that village a
other factors, I am of the opinion that Rs.700/- per bigha
'A' (levelled) and Rs.400/- per bigha for Block 'B' (Low -
would be the reasonable and fair market price in this cas

Contd

By applying the rates mentioned abov[illegible] land works out to be as under :-

Block	Area Big.Bis.	Rates per bigha	Amount
A	111-08	Rs.700.00	Rs.77,980.00
B	365-04	Rs.400.00	Rs.1,46,080.00
Rasta & Rafa-E-Am	8-15	---	
TOTAL:	485-07		Rs.2,24,060.00

TREES, WELLS & OTHER STRUCTURES:

TREES: There are some trees on the land under acquisition. The details of these trees and the compensation for them is as under :-

S.No.	Field No.	Kind of tree	Weight	Amount	
1.	364/1	1 Jal 1 Ronjh	12 Qn.	Rs.48/=	@ Rs.4/= P.Q.
2.	365	2 Ronjh 1 Kikar	6 Qn.	Rs.24/=	-do-
3.	366	1 Ronjh	5 Qn.	Rs.20/=	-do-
4.	377	1 Ronjh	6 Qn.	Rs.24/=	-do-
5.	378	1 Kikar	6 Qn.	Rs.24/=	-do-
6.	382	12 Kikar	20 Qn.	Rs.80/=	-do-
7.	384/1	6 Kikar	9 Qn.	Rs.36/=	-do-
8.	395	12 Kikar	10 Qn.	Rs.40/=	-do-
9.	399	12 Kikar	20 Qn.	Rs.80/=	-do-
10.	400	17 Kikar	20 Qn.	Rs.80/=	-do-
11.	401	1 Ronjh	3 Qn.	Rs.12/=	-do-
12.	402	9 Kikar 1 Janti 1 Shisham 1 Bakan	39 Qn.	Rs.156/=	-do
13.	404	1 Kikar	5 Qn.	Rs.20/=	
14.	409	3 Kikar	6 Qn.	Rs.24/=	
15.	410	1 Kikar	3 Qn.	Rs.12/=	
16.	411	1 Ronjh	4 Qn.	Rs.16/=	
17.	417/1	1 Ronjh	5 Qn.	Rs.20/=	
18.	394	1 Ronjh	5 Qn.	Rs. 20/-	
			TOTAL:	Rs.736/=	

contd...

<u>WELLS</u>: There are eight wells in the land under acquisition. Out of these, three wells of field No.364/1, 365 and 383 are old and in good condition, constructed by the land owners for agricultural purposes. I assess Rs.1400/= for each of these wells. There are three wells in Khasra Nos. 382, 393 and 408 which have been constructed by Bhatta owners and are of temporary nature. But Bhatta owners have installed pumping sets on two of these, i.e. in Khasra No. 393 and 408. I assess Rs.500/= per well. The well in Khasra No.401, though pucca, is pretty old and is surrounded by deep Gadhas and is of no use. I assess Rs.500/= for this also. The well in Khasra No.397 is a Piao and as per record its ownership is Rafa-E-Am. Hence, no compensation is assessed for this, since it does not belong to anybody and is a public property.

The total compensation of wells works out to Rs.6,200/=. On some of the wells there are 'Rahats'. No compensation is assessed for these 'Rahats' as these are removeable and the owners are at liberty to remove them.

<u>STRUCTURES</u>: There are few structures on the land. All these structures have been erected by the Bhatta Owners except an old room in field No.397. There are also Jhuggis in which labourers working at Bhattas are putting up. All the structures are of purely temporary nature and no compensation is assessed for these. The owners are allowed to remove the material of these structures. As regards room in field No.397, it belongs to none, therefore, no compensation is assessed for this ~~house~~ room.

<u>COMPULSORY ACQUISITION CHARGES:</u>

The owners and the interested persons shall be entitled to 15 % in consideration of the compulsory nature of acquisition on the market value of land and wells which comes to Rs.34,539.00.

<u>INTEREST:</u>

As the possession of the land has not been taken over by the acquiring department, the owners and the interested persons are not e[illegible] to any interest.

MODE OF PAYMENT:

The owners and interested persons shall be paid compensation according to the entries in the revenue record of the village. The amount of compensation of land under 'Bhattas' is assessed in the name of the Bhumidars since the Delhi Land Reforms Act is applicable to this village and no protection is given to the occupants. However, for the present, amount assessed against such land will remain in dispute and shall be referred to the Competent Court if the parties donot come to any amicable settlement.

Land bearing Khasra Nos.366, 384 and 393 is hypothecated with the Government against Taccavi Loan, i.e. Rs.1000/=, Rs.1500/= and Rs.1000/= respectively. Out of the compensation of these field Nos. Rs.1500/=, Rs.2000/= and Rs.1500/= respectively will remain in dispute and to satisfy the government dues with interest and shall be paid to the interested persons on production of a Cleara[nce] Certificate from Taccavi Branch.

Khasra Nos. 404, 407 and 405 have been mortgaged without possession with some of the villagers for Rs.80/= and Rs.1000/= respectively. A sum of Rs.150/= and Rs.1500/= will remain in dispute for these field Nos. and shall be paid to the interested persons when the mortgagees agree to this effect.

Compensation in respect of wells in Khasra Nos. 382, 393 and 408 will remain in dispute till the owners of land and Bhatta owners come to some amicable settlement or else it shall be referred to the Competent Court.

LAND REVENUE DEDUCTION:

Khalsa amount of deduction from the land revenue due on account of land acquired worked out to Rs.173.88 paise. There will be deduction of Rs.173.88 paise from the Khalsa Rent Roll of the village with effect from the date of taki[ng] over possession of the land.

contd...18.

The land aforesaid will vest absolutely in the Government free from all encumbrances from the date of taking over possession.

Subject to the above, the Award stands as follows:-

Compensation of land:	Rs.2,24,060.00
Compensation of wells:	Rs. 6,200.00
15 % towards compulsory acquisition charges:	Rs. 34,539.00
Compensation of trees:	Rs. 736.00
TOTAL:	Rs.2,65,535.00

Prabh Dyal Khurana

(PRABH DYAL KHURANA)
LAND ACQUISITION COLLECTOR: DELHI.

Forwarded to the Collector, Delhi, for favour of information please.

Prabh Dyal Khurana

(PRABH DYAL KHURANA)
LAND ACQUISITION COLLECTOR: DELHI.

Seen -
[illegible signature]
ADM (L.A.)
with powers of Collector, Delhi
1-7-1965

COLLECTOR, DELHI

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65
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Tel

SUPPLEMENTARY AWARD NO. 1834

Award No. 1834A for the year 1965-66 by Shri Prabh Dyal Khurana, Land Acquisition Collector (Narela-Circle), Delhi.

Case No. 31

Scheme: New Terminal Airport, Palam.

Nature of Acquisition: Permanent.

Village: SHAHABAD MOHD. PUR

A W A R D

There are 8 kilns in the land acquired vide Award No. 1834 for the New Terminal Airport Palam. The Brick Kilns owners had filed the following claims :-

1) M/s Garg Batha Company (2 Kilns)	Rs.7,59,447.00
2) Rattan Singh Durga Prasad (1 Kiln)	Rs.2,75,000.00
3) Union Batha Company (4 Kilns)	Rs.9,00,000.00
4) Bhagwat Sarup Shamsher Singh(1 Kiln)	Rs.6,67,117.00

In these claims they had claimed compensation for the Brick Kilns, the structures put up on site, loss of good-will, wells, roads etc.. The compensation was not assessed in the original Award. Later on they approached the Additional District Magistrate (L.A.) and submitted their claims after getting estimates framed for the structures from a registered architect and the total cost of the structures submitted by the kiln owners are as under :-

1) Garg Batha Company	Rs.72,810.00
2) Rattan Singh Durga Prasad	Rs.18,900.00
3) Union Batha Company	Rs.80,000.00
4) Bhagwat Sarup Shamsher Singh	Rs.28,800.00

So far as their claims for compensation for the charges to be incurred on the removal of bricks are concerned, the brick kiln owners had been given sufficient time to remove the bricks. In view of this, they are not entitled to any compensation on this account.

As regards their claims for compensation for the wells, the same has also been assessed in the original Award.

So far as their claims for compensation for road is concerned,

contd....2/

it falls outside the acquired area. Moreover, it would continue to be utilised for the remaining kilns. In view of this, their claim on this account is not tenable.

I have inspected the site. The kilns are of the capacity from 8,00,000 to 10,00,000 bricks. The registered architect has assessed the value of the brick kilns from Rs. 11,000.00 to Rs. 12,500.00 per kiln. The architect has not taken into account the depreciation on account of the utilization of the brick kilns by the owners. I am, accordingly, of the view that a uniform rate of Rs.7,000.00 per kiln is fair and I award accordingly.

So far as the structures are concerned, the same are of temporary nature. They are accordingly, entitled only to removal charges and the damage to the material.

Similarly, for the telephones put up by them they will be entitled to shifting charges.

As regards their claims for the loss of business and goodwill, their leases are still alive and are renewable. I am, therefore, of the view that they should be compensated for the loss of business at a uniform rate, i.e. Rs.3,000.00 per kiln.

Keeping in view the above mentioned factors, the individual claims are dealt with and compensation awarded as under :-

1) M/s. GARG BATHA COMPANY (2 Kilns)

(i) 2 Kilns	Rs.14,000.00
(ii) Removal charges and damage caused to structures, i.e. Office with verandah, Munshi quarter, labour jhuggis, 2 kitchens, chowkidar's room, store room, tube well with power motors, water supply pucca drains, tank.	Rs. 2,500.00
(iii) ~~Transfer~~ Shifting of telephone:	Rs. 100.00
(iv) Loss of business:	Rs. 6,000.00

2. RATTAN SINGH DURGA PRASAD (1 Kiln)

(i) 1 Kiln	Rs.7,000.00
(ii) Removal and damage to office, quarters and labour hutments.	Rs.1,000.00
(iii) Loss of business.	Rs.3,000.00

contd.....3/

3. UNION BATHA COMPANY (4 Kilns)

(i) 4 Kilns:	Rs.28,000.00
(ii) Removal and damage to godowns, staff quarters and labour hutments:	Rs. 3,000.00
(iii) Loss of business:	Rs.12,000.00

4. BHAGWAT SARUP SHAMSHER SINGH (1 Kiln)

(i) 1 Kiln:	Rs.7,000.00
(ii) Damage and removal charges of 2 office rooms, 1 munshi quarter, kitchen, store room, 80 jhuggis:	Rs.1,500.00
(iii) Shifting of Telephone:	Rs. 100.00
(iv) Loss of business:	Rs.3,000.00

COMPULSORY ACQUISITION CHARGES:

The parties shall be entitled to compulsory acquisition charges of 15 % on the compensation of brick kilns only which comes to Rs.8,400.00.

The award is summarised as under :-

Compensation of Brick Kilns:	Rs.56,000.00
15 % on account of compulsory acquisition:	Rs. 8,400.00
Damage and removal charges, shifting of telephone etc. etc.:	Rs.32,200.00
TOTAL:	Rs.96,600.00

Prabh Dyal Khurana
(PRABH DYAL KHURANA)
LAND ACQUISITION COLLECTOR (NARELA)
DELHI/7-12-1965.

Forwarded to the Collector, Delhi for approval.

Prabh Dyal Khurana
(PRABH DYAL KHURANA)
LAND ACQUISITION COLLECTOR (NARELA)
DELHI.

Seen filed.
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15.12.65
COLLECTOR. DELHI

کاروائی حصول منضبہ آراضی زیر ایکوائر شدہ بذریعہ ایوارڈ نمبر 1836 موضع شاہ آباد محمد پور صوبہ دہلی

آج بموجب حکم جناب L.A.C صاحب پیمانہ مع ریلیہ بہمراہی پٹواری پابند ہو کر بحوالہ L.A. موقع پر پہنچا۔

موقع پر سالانی پیر پیگرام محکمہ سی۔پی۔ ڈبلیو۔ ڈی ڈیپارٹمنٹ کے ممبران ... جی۔ ایس۔ ... سیکشن آفیسر صاحب ... ڈویژن نمبر II اسسٹنٹ بلاک I بحوالہ 1-6-7 ... حاضر ملے۔ زمین اراضی میں سے ... موضع شاہ آباد محمد پور ... موقع پر موجود رہے۔

کے روبرو کاروائی منضبہ نمبران خسرہ

۳۶۲ و ۳۶۵ و ۳۶۶ و ۳۶۷/۱ و ۳۶۸/۱ و ۳۷۱/۱

۳۷۶/۱ و ۳۷۷/۱ و ۳۷۸ و ۳۷۹ و ۳۸۰ و ۳۸۱ و ۳۸۲ - ۳۸۳ - ۳۸۴/۱ و ۳۸۵/۱

۳۸۶/۱ و ۳۸۷/۱ و ۳۸۸ و ۳۸۹/۱ و ۳۹۰/۱ و ۳۹۱ و ۳۹۲ و ۳۹۳ و ۳۹۴ - ۳۹۵

۳۹۶ و ۳۹۷ و ۳۹۸ و ۳۹۹ و ۴۰۰ و ۴۰۱ و ۴۰۲ و ۴۰۳ و ۴۰۴ - ۴۰۵ - ۴۰۶

۴۰۷ و ۴۰۸ و ۴۰۹ و ۴۱۰ - ۴۱۱ - ۴۱۲ - ۴۱۳ - ۴۱۴ - ۴۱۵ - ۴۱۶ - ۴۱۷/۱ - ۴۱۸

کل ... رقبہ ... موقع پر ... ہے۔ چاروں طرف ... نشاندہی کر کے ... موقع پر ... حاصل کر کے ... بحوالہ ... سیکشن آفیسر مذکور کیا گیا۔

منضبہ کو ل قد ... نہیں آیا۔ گاؤں میں ... موقع پر

... نمبر ... ایس ڈی ... منضبہ ... سیکشن آفیسر ... موقع ... پر حاضر ... تحصیلدار ... مجال ...

... کاروائی منضبہ کی ... ہے۔ بموجب ... کاروائی منضبہ مکمل ہو چکی ہے۔

Gu. Mi. 21/6/67

L.A. 21/6/67

Mehar Chand
Pardhan G.S. Shahabad 21.6.67

Gurcharan Singh
Kanungo

Bardwaj S.O.

Since the amount has been paid
no further action is necessary.

31/12
31/12/03