

Name of the Estate: Wazirpur.
Nature of Acquisition: Permanent.

This is a case for the acquisition of land in the estate of Wazirpur required by the Government at the public expense for a public purpose, namely, for the Planned Development of Delhi. A declaration under section 4 of the Land Acquisition Act was made vide Notification No. P.4(14)/61-LAN (11) dated 29.8.62. The substance of the notification was given the publicity and objections were invited from the interested persons. Objections were received, objectors were heard and a report was sent to the Delhi Administration. A declaration under section 6 of the Land Acquisition Act was made vide Notification of even number dated 9.11.62. Notices under section 9 and 10 of the Land Acquisition Act were issued and almost all the interested parties have responded to the notices.

MEASUREMENT & J.M.E.M.S.R.

According to the notification under section 6 of the Land Acquisition Act, the total area to be acquired was 252 biswas 10 Biswas. From further verifications made, this area is found to be correct. None of the land owners has raised any objection against this measurement. There is a built up house in Khazra No. 529/2 measuring 9 biswas of Shri Main Singh. Award regarding this 9 biswas will be announced afterwards after taking further instructions from the Delhi Administration as this ^{area} is built up. The ownership of the land under acquisition is given below:-

Sl. No.	Name of the owner	Khazra No.	Area High-Biswas.	Kind of land.
1.	Margolina w/o.	289	9 - 8	Mehri.
	Murga Dass,	290	2 - 17	-do-
	Anna Kartap, Kundan.	291	2 - 11	-do-
	Mai, Pulei Dass,	292	8 - 5	-do-

Contd.

Narinder Kishan and	328, 334	9 - 16	Behri.
Chuni Lal sons of	335 min.		
Narotam Dass allottees.	410 Min.	2 - 1	-do-
	411.	5 - 19	-do-
		<u>40 - 17</u>	

Note:- Sanad of permanent allotment is not available so far. The compensation will be paid after the Sanad is issued. The allottee has claimed compensation @ Rs.50/- and Rs.20/- per sq.yd. Rs.1000/- for the well and Rs.800/- for Persian wheel.

2. Custodian owner,	764/513min	0 - 18	Behri.
Shri Furshotam Das	733/513min	3 - 3	-do-
s/o Nawani Dass	328min	1 - 0	-do-
allottee.	334 Min	0 - 7	-do-
	335 Min	0 - 7	-do-
	337 & 338min	2 - 0	-do-
	339 Min	1 - 4	-do-
	346min	3 - 2	-do-
	347min	1 - 15	-do-
	333min	1 - 10	bagh Behri.
	332	1 - 14	-do-
	331	1 - 14	Behri.
	321min	0 - 10	-do-
	320min	0 - 4	-do-
		<u>20 - 4</u>	
		<u>19 - 2</u>	

Note:- For the last 2 khasra numbers Shri Furshotam Dass has claimed not as allottee but as non occupancy tenant. He has claimed compensation @ Rs.50/- per sq.yd. for land, Rs.800/- for gardens, 1500/- for structure, 4000/- for the well & Rs.800/- for the Persian wheel.

Custodian owner,	703/513min	4	-	0	Mehri.
Sh. Padam Nath s/o	328 Min	1	-	10	-do-
Bhawani Das allottee	334min	0	-	2	-do-
	335min.	0	-	2	-do-
	337 & 338min	2	-	1	-do-
	339 Min.	1	-	4	-do-
	340, 347 & 348 Min.	6	-	14	Mehri 4-15, Garden 1-19
	329	2	-	6	Mehri.
A	320 min.	0	-	5	-do-
X	321 min	0	-	18	-do-
		<u>13</u>		<u>22</u>	
		<u>17</u>		<u>19</u>	

Note:- For the last 2 khasra numbers he has claimed as non-occupancy tenant and not as allottee. He claimed compensation @ Rs.15/- per sq.yd. for the land, Rs.8000/- for the garden, 1500/- for structure and Rs.4000/- for well & Rs.800/- for perian wheel.

1.	Custodian owner, Ram	324	5	-	14	Mehri.
	Nath s/o Sukam	322	1	-	18	-do-
	Chand allottee.	325	4	-	17	-do-
		407	2	-	6	-do-
		408	1	-	9	-do-
		410 min	0	-	18	-do-
		321	1	-	10	-do-
			<u>18</u>		<u>18</u>	

Note:- he has claimed compensation @ Rs.15/- per sq.yd.

5.	Custodian owner,					
	Harain Singh, Baldev					Mehri.
	Singh & Janak	256	7	-	10	
	Chand auction purchaser.					

Note:- He has claimed compensation @ Rs.10/- per sq.yd. They purchased this land from the Custodian against claim of Rs.9050/- on 16.2.59. He has further claimed compensation for the levelling etc. From the inspection of the site, it is found that he has claimed no compensation. ^{done la} levelling.

6. Harkaran s/o Maru, 785/501 0 - 1 Gairmankin ~~ghara~~
Ram Hari s/o Dayala Mal.

Note:- The compensation for this land has already been paid in Award No.1420.

7. Chhaju Singh s/o 74 55 - 6 Baghenri & Kothi.
Tulsi Ram.

Note:- Sh. Chhaju Singh has died and his widows Chander Vati and Gulab Devi have claimed compensation @ Rs.11/- per sq.yd. In addition they have claimed Rs.12000/- as compensation for a Kothi and tube-well.

8. Brij Kishore s/o 1 - 11 Gairmankin Channel.
Daulat Ram owner,
Custodian 3/8, 803
Brij Kishore s/o
occupying land.

Note:- From a letter received from the Custodian it is found that the whole Khasra number has been declared evacuee.

9. Custodian owner, 698 6 - 4 Banjarkadin.
Yad Ram s/o Kishori
Lal auction purchaser.

Note:- Shri Daya Ram has stated that he has sold his rights in the name of Jagjwan Park Cooperative House Building Society. They have claimed no compensation but alternative plots.
Contd.,...5

Custodian owner, Miss	702	4	-	8	Bagh Nehri.
Parbatl auction pur-	704	5	-	11	-do-
chaser.	705	5	-	10	-do-
		<u>15</u>	-	<u>9</u>	

Note:- Shri Ram Lal Jain has requested for the ^{release of} land.

He has further stated that he purchased this land for a sum of Rs.90,100/- and spent a sum of Rs.10000/- on its improvement, ^{and settling - family} From the inspection of the site it is found that there is neither any factory nor any improvement on this land.

11. Custodian owner,
Kishori Lal s/o
Dwarka Dass auc-
tion purchaser.

699	2	-	7	Banjarkadim.
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Note:- Shri Kishori ^{L. J. J.} has stated that he purchased this land at Rs.9000/- on 30.11.60 and the sale-certificate has been issued in his favour. They have claimed no compensation but alternative plots.

12. Custodian owner,
Meeran Devi auction
purchaser.

701	3	-	2	Bagh Nehri.
703	5	-	10	-do-
	<u>8</u>	-	<u>12</u>	

Note:- ⁱⁿ ^{the} Secy. Secretary, State Bank of India Employees Cooperative House Building Society has stated that this Khasra number was purchased by Shmt. Meeran in auction from the Custodian. They have further stated that ^{they} we have made an agreement ^{to} with her and the compensation should be paid/us. They have claimed compensation @ Rs.30/- per sq.yd., Rs.1000/- per bigha for the trees. The compensa- tion should be paid to Shmt. Meeran Devi in the presence of the Secretary, State Bank of India Employees Cooperative House Building Society.

Singh s/o	768/520	8	-	16	Nehri.
ga Sahai.	772/520	26	-	5	Bagh Nehri, 5-15 Nehri 20-10.
	529/1	5	-	17	Nehri.
	766/514	8	-	2	Nehri.
	771/520	9	-	5	Nehri.
		58	-	5	

Bagh Nehri 5 - 15
Nehri 52 - 10
58 - 5

Note:- They have claimed compensation @ Rs.40/-
per sq.yd. and for structure Rs.3500/-.

Grand Total....

252 - 1 ~~15~~

CLAIMS & EVIDENCE.

The claims have already been discussed under the head 'Measurement & Ownership'. No evidence regarding the price of the land has been produced by any of the claimants.

MARKET VALUE.

The land under acquisition is situated at several places. All the area round about the land under acquisition has already been acquired. This area remains unacquired because it was the property of the Custodian. The area has, therefore, got to be divided into separate blocks.

BLOCK 'A'.

In this block is included the area on the Eastern side of the Railway Line near the G.T.Road. This consists of Khasra Nos.698, 699, 701, 702, 703, 704 and 705 total measuring 32 Bighas 12 Biswas.

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BLOCK 'C'.

This consists of low lying area comprised in Khasra No. 256, 411, 410, 407, & 408 total measuring 20 Bighas 3 Biswas.

BLOCK 'D'.

This consists of Gairmunkin Channel in Khasra No. 665 measuring 1 Bigha 11 Biswas.

BLOCK 'B'.

This consists of the remaining area under acquisition. Its situation is generally similar although it is situated at three places. The total area of Block 'B' comes to 197 Bighas 15 Biswas.

BLOCK 'A'.

Whole of this area belongs to the Custodian. This has been sold by the Custodian to different persons. The details of the auctions are given below:-

Sl.No.	Date of auction.	Khasra No.	Area Bigha-Biswas	Auction price.	Average per bigha.
1.	4.2.60.	698	6 - 4	20,200/-	3200/-
2.	28.3.59	702, 704 & 705	15 - 9	90,100/-	5800/-
3.	4.2.60	699	2 - 7	9,000/-	3900/-
4.	28.3.59	701 & 703	8 - 12	78,200/-	9000/-

From the above transactions, it is clear that the first ^{two and the third} ~~of the third~~ transaction took place @ Rs. 3200/- per bigha and Rs. 3900/- per bigha respectively. This is a reasonable rate and is according to the market value in the adjacent area. The other two transactions are on very high rates which are much more than the market value on the relevant date. From these two transactions, the Market Value works out to ^{at Rs.} Rs. 3500/- per bigha. This is a fair Market value. I, therefore, award Rs. 3500/- per bigha for the vacant land Rs. 4000/- per bigha for the gardens ⁱⁿ ~~in the~~ case of the land in the other two transactions.

Contd...B

BLOCK 'B'.

In this area three awards have already been made. In Award No.1231, the date of notification was 3.9.57 and the rate given was Rs.2000/- per bigha. In Award No.1329 the date of notification was 13.11.59 and the rate given was Rs.2700/- per bigha. In the third Award No.1420 the date of notification was 26.10.61 and it was found from the transaction that the rate on that date for such area was Rs.2000/- per bigha for Mehri and Rs.2500/- per bigha for Bagh Mehri. In this way ^{Case for} the date of notification is 28.5.62 no sale-transaction between 26.10.61 and 25.8.62 is available to show the decrease or increase in the prices. It means that the prices on the relevant date in this case were the same as in Award No.1420. I, therefore, award Rs.2000/- per bigha for Mehri and Rs.2500/- per bigha for the Bagh Mehri, in ~~transaction. Block 'B'.~~
transaction. Block 'B'.

BLOCK 'C'.

The area under block 'C' is somewhat of lower level than the area of Block 'B'. The situation is also not so good as that of block 'B'. I, therefore, award Rs.1700/- per bigha for the area of block 'C'. There is no garden in this Block.

BLOCK 'D'.

There is only a channel which is being used for common purposes. I award a nominal award of Rs.500/- per bigha for the land in this Block.

OTHER COMPENSATION.

In addition to the trees situated in the garden, there are stray trees in khusra No.339, 447, 529 & 772/520. The Naib Tehsildar Land Acquisition has assessed the price of the trees at Rs.767/-. I agree with the price assessed by him and award Rs.787/- as the cost of the stray trees.

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There are some structures on the land under acquisition. The Naib Tehsildar, Land Acquisition has assessed the price of the structure as below:-

Khasra No.	Name of the owner of the structure.	Kind of structure	Price assessed.
74	Chhaju Singh s/o Tulsā Ram.	A kothi well maintained.	Rs. 10,596/-
335	Harvasari Padam Nayak Purshotam His sons of Goswami Chawani Pass.	One pucca room one tin shed.	Rs. 696/-
772/520	Main Singh s/o Ganga Sahai.	Two straw huts.	Rs. 50/-
704	Miss Parvati.	Tin Shed.	Rs. 242/-
			Rs. 11,584/-

The prices assessed by the Naib Tehsildar are generally correct and I award Rs. 11584/- as compensation for the structures.

The Naib Tehsildar, Land Acquisition has assessed the price of the wells as follows:-

Sl. No.	Khasra	Price of well	Price of pertian wheel.	Total.
1.	74	Rs. 1400/-	Nil.	Rs. 1400/-
2.	291	Rs. 1000/-	Rs. 300/-	Rs. 1300/-
3.	339	Rs. 1500/-	Rs. 500/-	Rs. 2000/-
		Rs. 3900/-	Rs. 800/-	Rs. 4700/-

I have inspected the spot and I find that the prices assessed by the Naib Tehsildar, Land Acquisition ^{has} ~~is~~ correct. I, therefore, award Rs. 4700/- as the compensation for wells.

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A P P O R T I O N M E N T.

Most of the area was evacuated and it has either been auctioned or allotted to different persons. The compensation will be paid after the receipt of sale-certificate or deed from the Custodian.

THE AMOUNT IS SUMMARISED AS BELOW.

Compensation for 24 bighas 1 biswa of garden land in Block 'A' @ Rs.4000/- per bigha.	Rs. 96,200.00
Compensation for 8 bighas 11 biswas of land comprised in Block 'A' @ Rs.3500/- per bigha.	Rs. 29,925.00
Compensation for 66 bighas 5 biswas of Bagan Behri land comprised in Block 'D' @ Rs.2500/- per bigha.	Rs.1,65,625.00
Compensation for 131 bighas 10 biswas of land comprised in Block 'B' @ Rs.2000/- per bigha.	Rs.2,63,000.00
Compensation for 20 bighas 3 biswas of land in Block 'C' @ Rs.1700/-per bigha.	Rs. 34,250.00
Compensation for 1 Bigha 11 Biswas of land comprised in Block 'D' @ Rs.500/- per bigha.	Rs. 775.00
Compensation for structures.	Rs. 5,89,780.00
Compensation for wells.	Rs. 11,584.00
	Rs. 4,700.00
15% on the above as solatium.	Rs.6,06,064.00
	Rs. 90,909.60
Compensation for trees.	Rs.5,96,973.60
	Rs. 787.00
Grand total.....	Rs.6,97,760.60

The land is assessed to a Land revenue of Rs.242.18 which will be deducted from Khalsa Land Revenue from

Contd....11

Kharif 1963.

(Mand Kishore)
Land Acquisition Collector I,
D E L H I.
22.3.1963.

Submitted to the Collector of District for information
and filing.

(Mand Kishore)
Land Acquisition Collector I,
D E L H I.
22.3.1963.

Seen
H. K. ...
Subd. ...

COLLECTOR, D.E.

Handwritten notes in Urdu:
شہیدانہ شاہ - ضروری ہے کہ ...
...
d. Ac
15/4/63